

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

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Highlights

- Total housing starts in the Vancouver Census Metropolitan Area (CMA) were relatively unchanged in September;
- An increase in single-detached starts in the Abbotsford-Mission CMA pushed the trend measure of total housing starts higher in September; and
- MLS® resales continued their strong growth during the first 3 quarters of 2014 in both the Real Estate Board of Greater Vancouver (REBGV) area and the Fraser Valley Real Estate Board (FVREB) area.

Figure 1



* Seasonally adjusted annual rate

Source: CMHC

¹ The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Vancouver CMA New Housing Market

Total housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 20,080 units in September compared to 20,262 in August. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts (Figure 1).

New home construction during the first nine months of 2014 totalled 14,641 units, up five per cent from the same period a year ago. This higher number was the result of an increase in starts of all home types. Multiple-family (semi-detached, row and apartment) home starts and single-detached housing starts both outpaced 2013 levels by four per cent and nine per cent, respectively. Multiple-family units made up 78 per cent of all new residential construction so far this year, with Richmond, Surrey and Vancouver accounting for half of all multiple-family construction in the region. By the end of the third quarter, a total of 11,431 new multiple-family units and 3,228 single-detached units had started construction in the Vancouver CMA.

The number of new homes under construction continued to trend higher during the third quarter. At the end of September, construction was underway on more than 25,491 units, ten per cent higher than last year and 21 per cent above the ten year average level.

The inventory of new homes available for purchase moved lower in September. Due to a lower number of starts during the first three quarters of 2013 compared to 2012, fewer

new homes were completed in the third quarter of 2014. The number of completed units declined to 12,355, ten per cent lower than last year's number. With the decrease in completions and a 0.8 per cent increase (to 11,371) in the number of absorbed units, the inventory of completed and unabsorbed units declined by 23 per cent from the same quarter last year.

Abbotsford-Mission CMA New Housing Market

The six-month moving average trend for housing starts in the Abbotsford-Mission CMA was 695 units in September, up from 624 units in August (Figure 2).

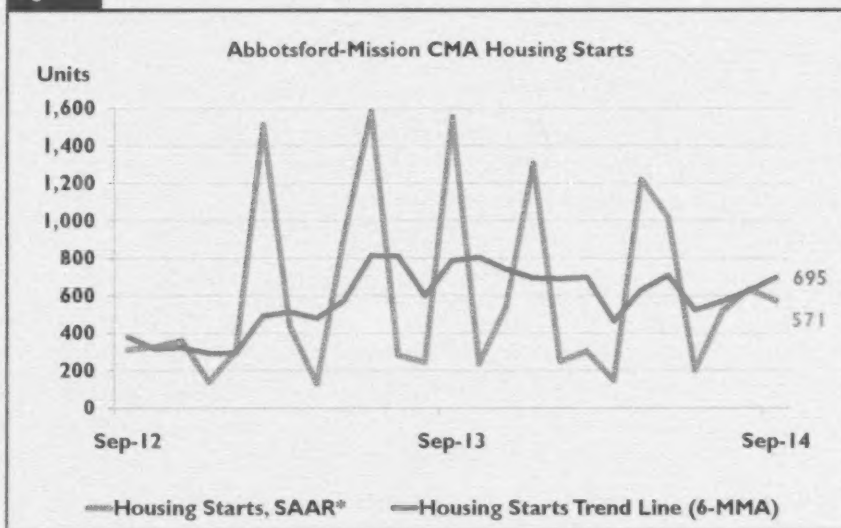
Year-to-date, the actual number of homes started in the Abbotsford-Mission CMA was 409 units, 29 per cent lower than in 2013. This was mainly due to lower level of multi-family starts, which were almost half of what they were for the first nine

months of 2013. Rental apartment starts, which totalled 24 units during the first nine months of this year, compared to 258 units last year, drove this trend. On the other hand, single-detached starts totalled 184 units, 25 per cent higher than last year. Although total year-to-date starts were 29 per cent lower than last year, the number of completed units was up by 71 per cent mainly due to a high level of completions of rental apartment units that were under construction in 2013.

Greater Vancouver MLS[®] Market²

In the areas covered by the Real Estate Board of Greater Vancouver (REBGV), there were 25,840 sales during the first nine months of the year, an increase of 18 per cent compared to the same period last year. This increase was recorded in all the submarkets in Greater Vancouver. More than two thirds of all sales were reported in the cities

Figure 2



* Seasonally Adjusted Annual Rate
Source: CMHC

² MLS[®] is a registered certification mark of the Canadian Real Estate Association (CREA)

of Vancouver, Richmond, Burnaby and North Vancouver. Low mortgage interest rates together with higher levels of employment and strong migration levels have supported demand for housing. While the year-to-date growth appears significant, the total number of sales in the first three quarters of 2014 remains two per cent below the 10-year average level.

The number of new listings in the first three quarters of 2014 was three per cent higher compared to last year. However, the increase in sales exceeded the pace of increase in new listings during the same period, putting upward pressure on home prices. In addition, year-to-date sales of single-detached houses which carry a higher price tag accounted for 43 per cent of all sales, compared to 41 per cent in 2013. As a result, the year-to-date average MLS® home price moved to \$812,544, 6.3 per cent higher than recorded during the same period of 2013.

Fraser Valley MLS® Market

MLS® sales were up 15 per cent year-over-year to reach 10,826 transactions. More than one-third of FVREB sales were in Surrey. Most of the demand continues to be for ground-oriented housing, with single-detached homes, duplexes, and townhouses comprising more than 80 per cent of total sales. Compared to the first nine months of 2013, there was an increase in sales of single-detached housing and townhouses by 16 per cent and 20 per cent, respectively. Apartment sales also rose by five per cent over the same period. As a result of this strong increase in demand, the average MLS® price during the first nine months of 2014 was 4.5 per cent higher compared to the same period last year.

SPOTLIGHT: Vancouver Employment Update

Labour market conditions in the Vancouver CMA have generally improved compared to last year (Figure 3). The average unemployment rate during the first nine months of 2014 was 5.8 per cent compared to 6.8 per cent during the same time last year. As of September 2014, full-time employment was 3.1 per cent higher than last year, while part-time employment was up 4.6 per cent compared to 2013: 32,500 full-time jobs and 10,800 part-time jobs were added, respectively.

Higher levels of employment for all age groups, coupled with other factors like population growth, support housing activity. Nine months into the year, all age groups recorded an increase in both part-time and full-time employment. The increase in employment for the 15-24 year age group (many of which are renters), is reflected in low vacancy rates.** Both full-time and part-time employment were up for the 25-44 year age group, (often associated with first-time buyers) and the 45-64 age group (generally repeat buyers). As a result, year-to-date home sales in the resale market and absorptions of new homes were strengthened.

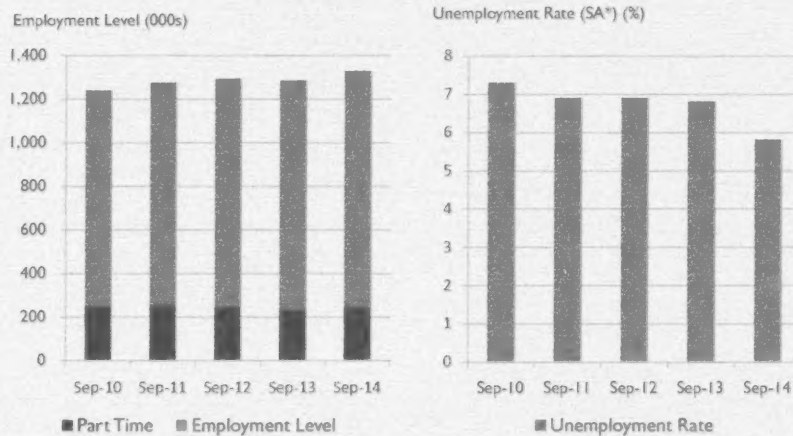
*Source: Statistics Canada, LFS (January – September)

**According to the Spring 2014 Rental Market Survey, the vacancy rate decreased from 2.8 per cent a year earlier to 1.9 per cent this year which may reflect the move of persons aged 15-24 into rental apartments as employment was secured.

Source: CMHC

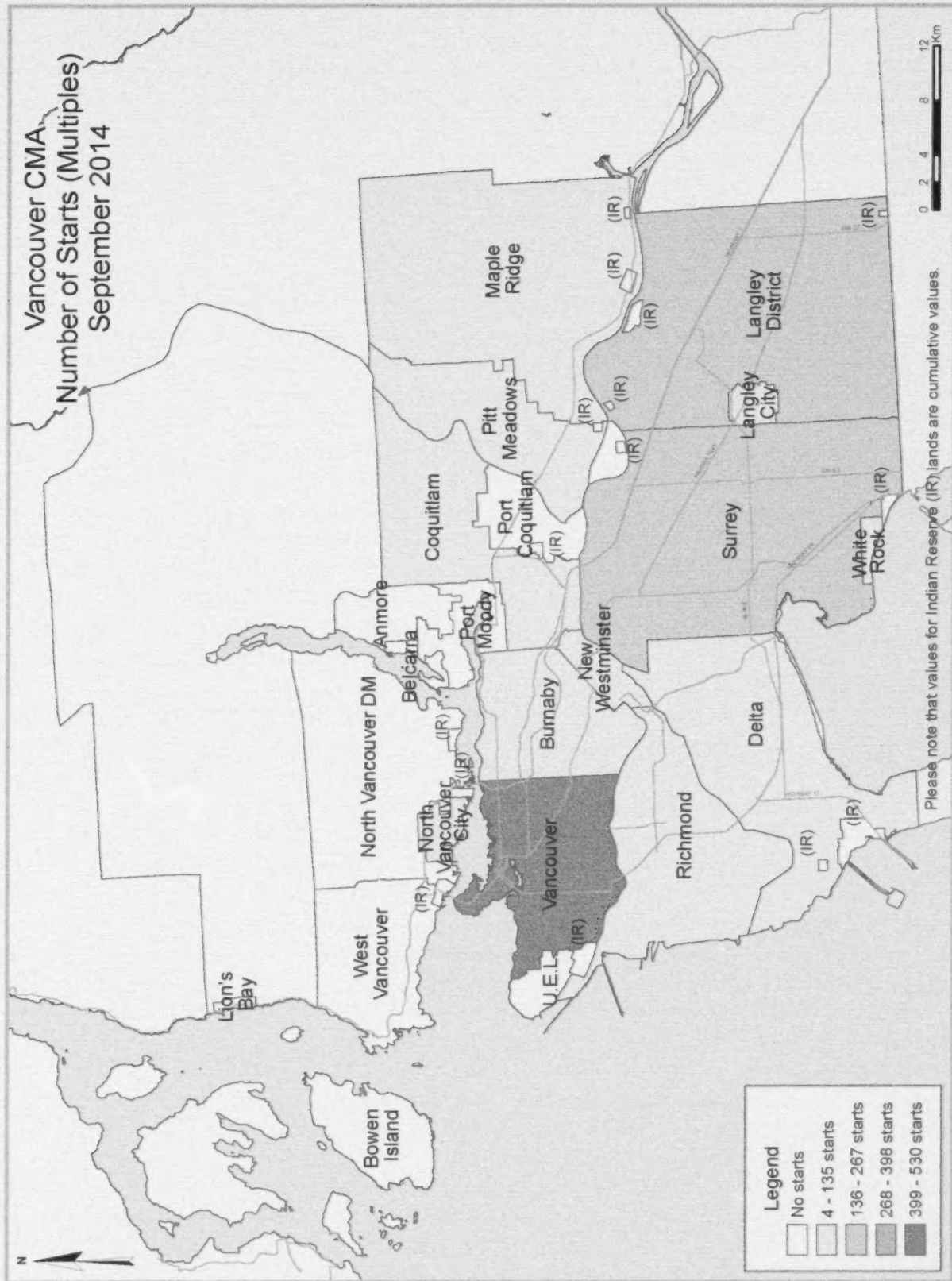
Figure 3

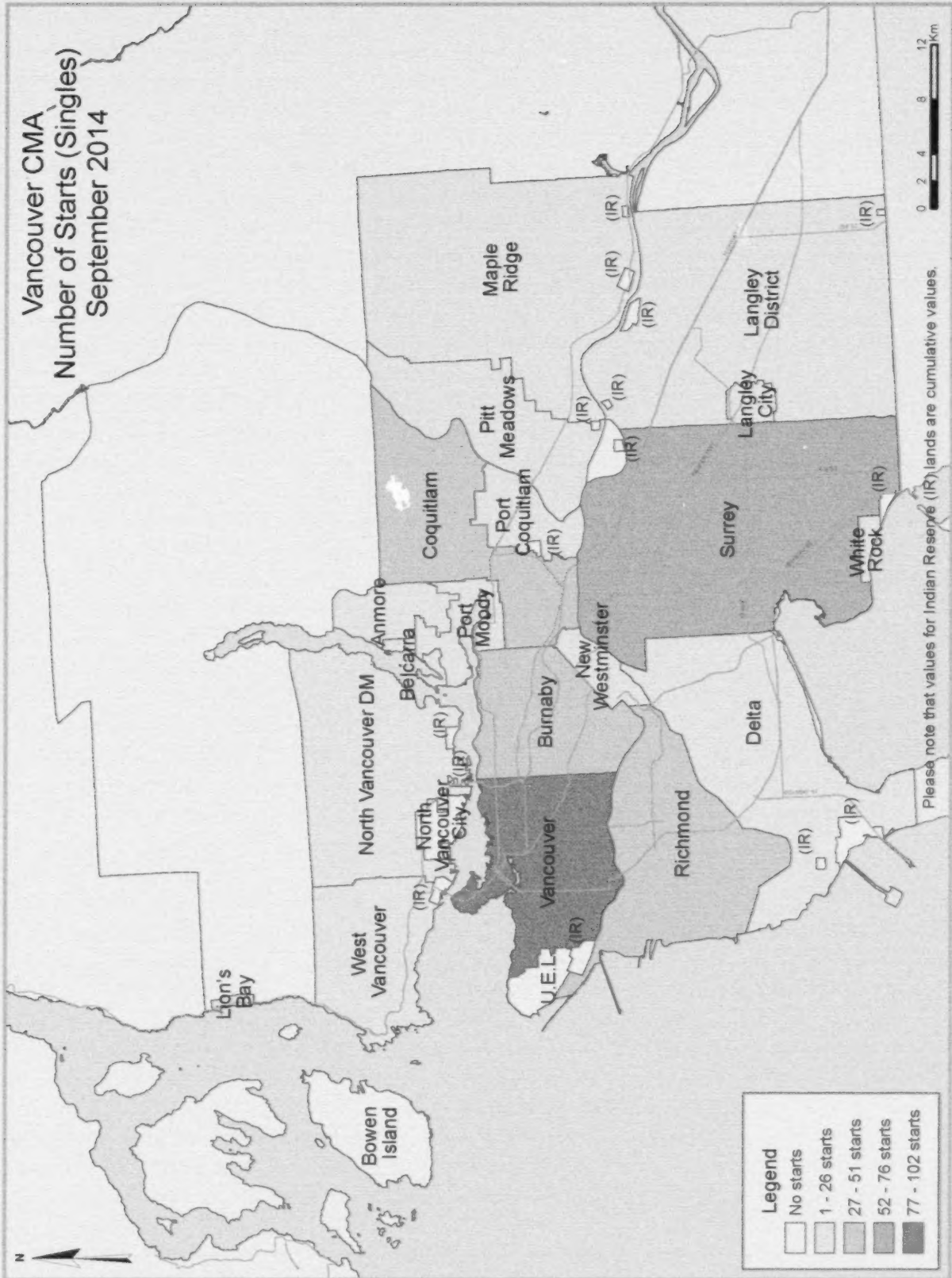
Decline in unemployment rate and total level of employment climbing

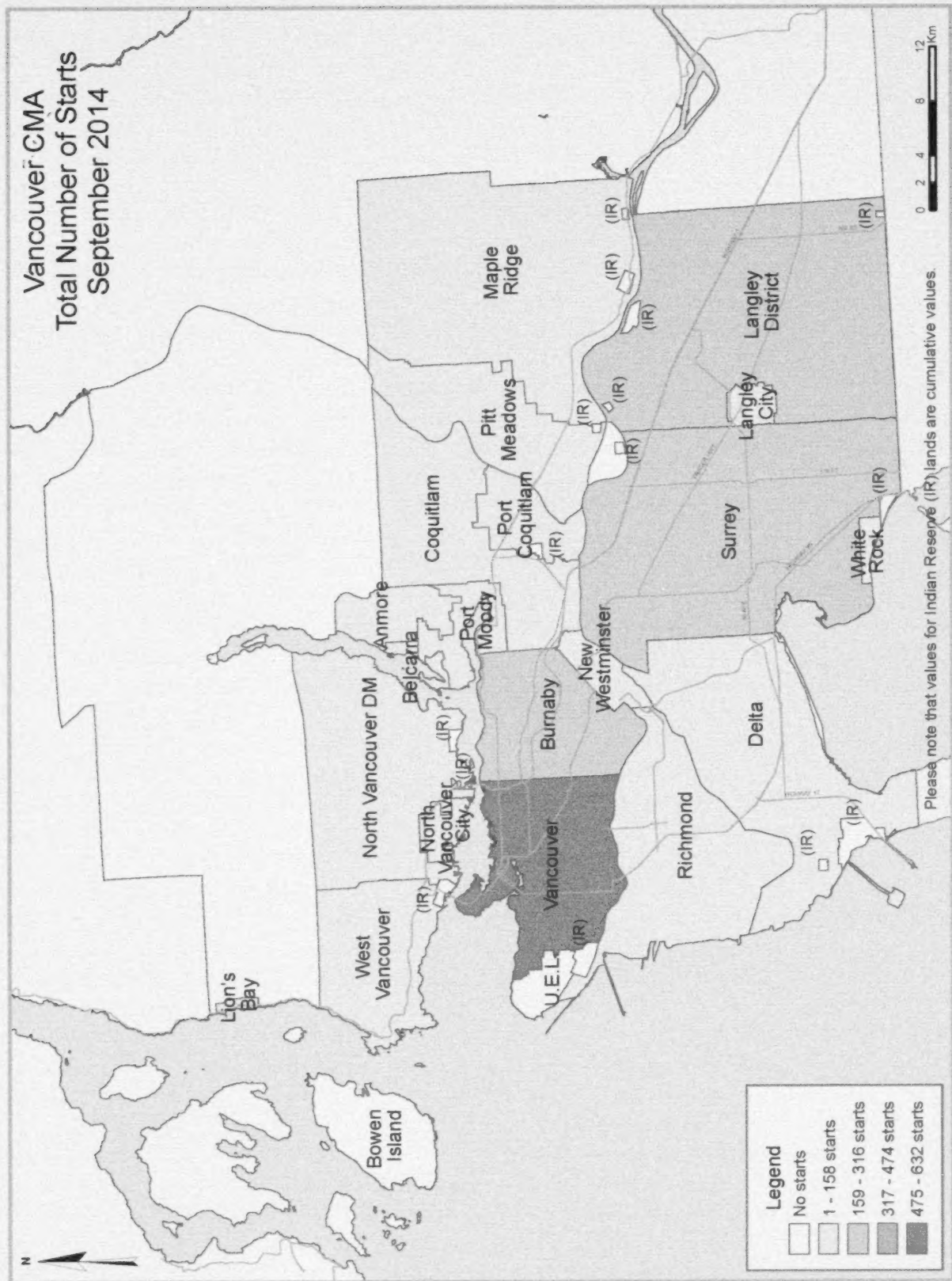


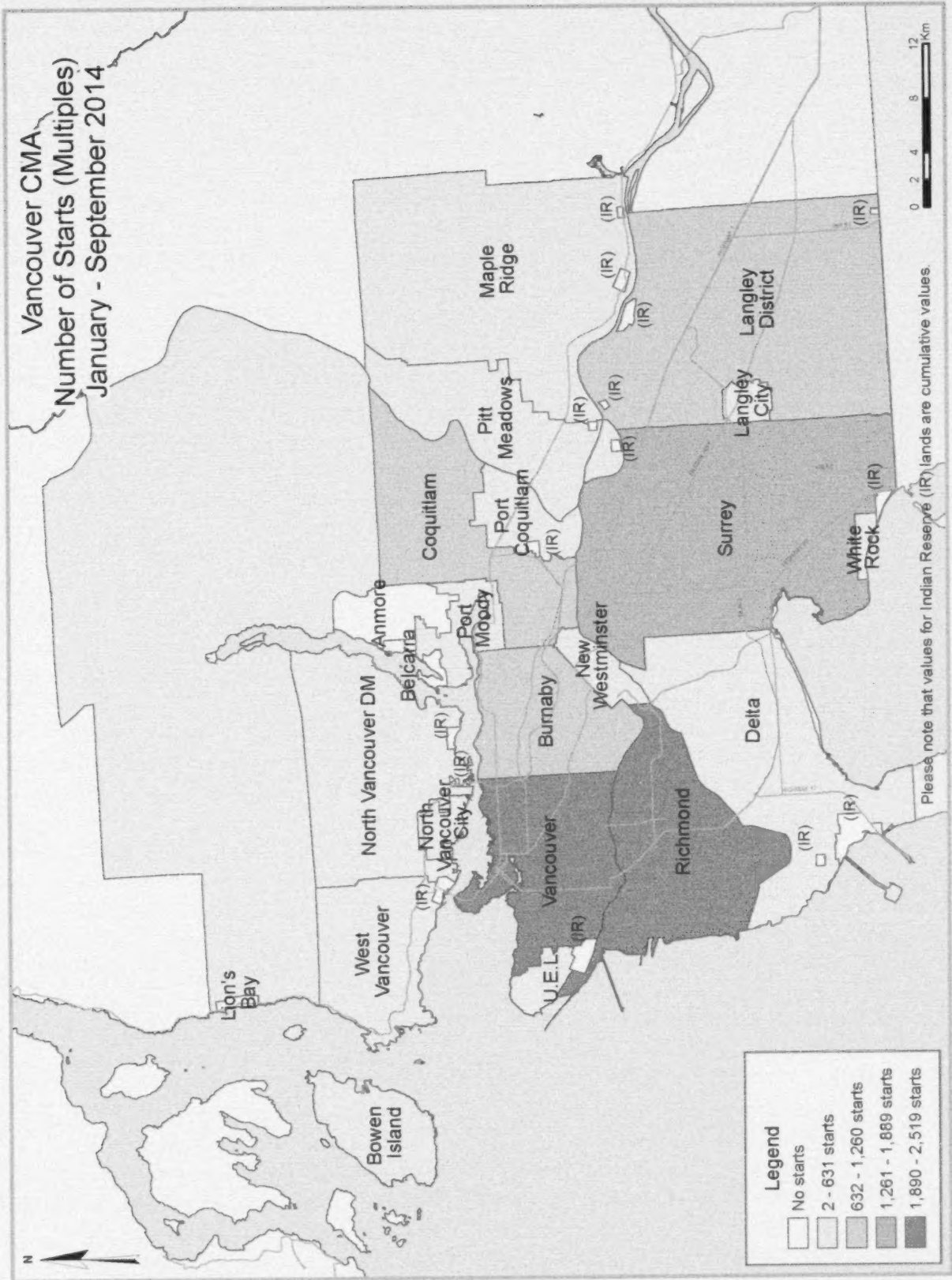
Source: Statistics Canada Labour Force Survey, Employment, All Ages (15+)

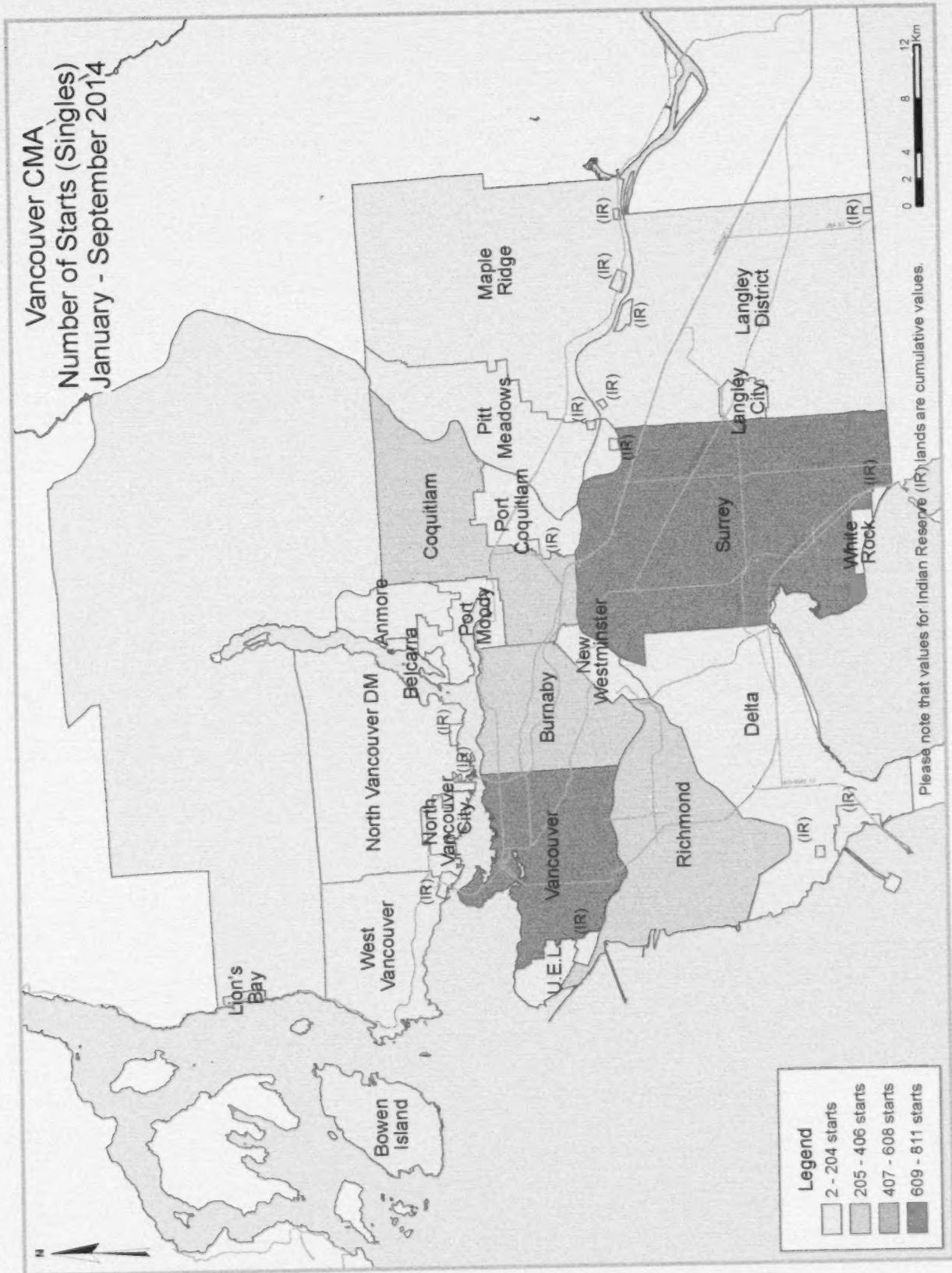
*Data is seasonally adjusted

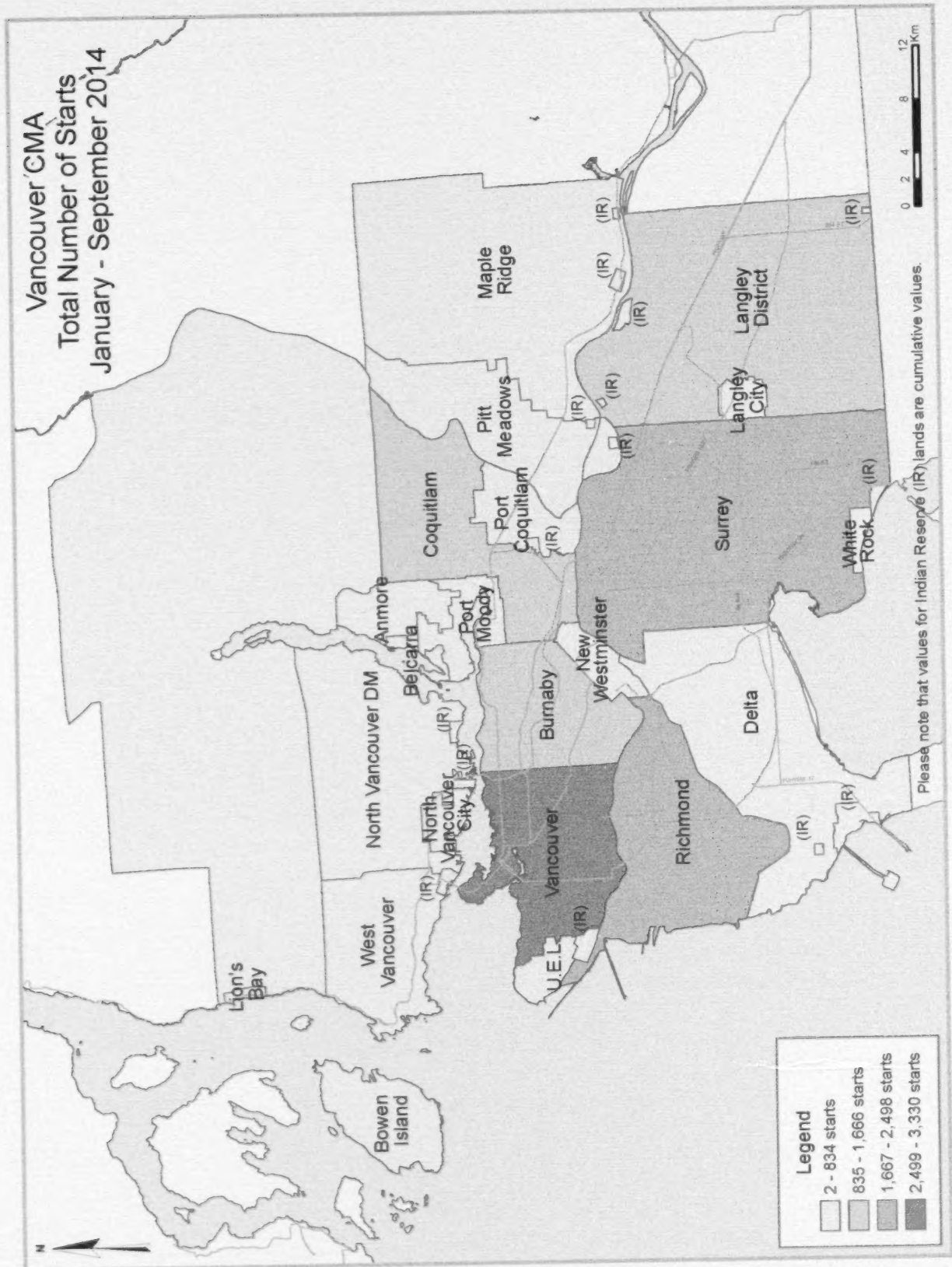


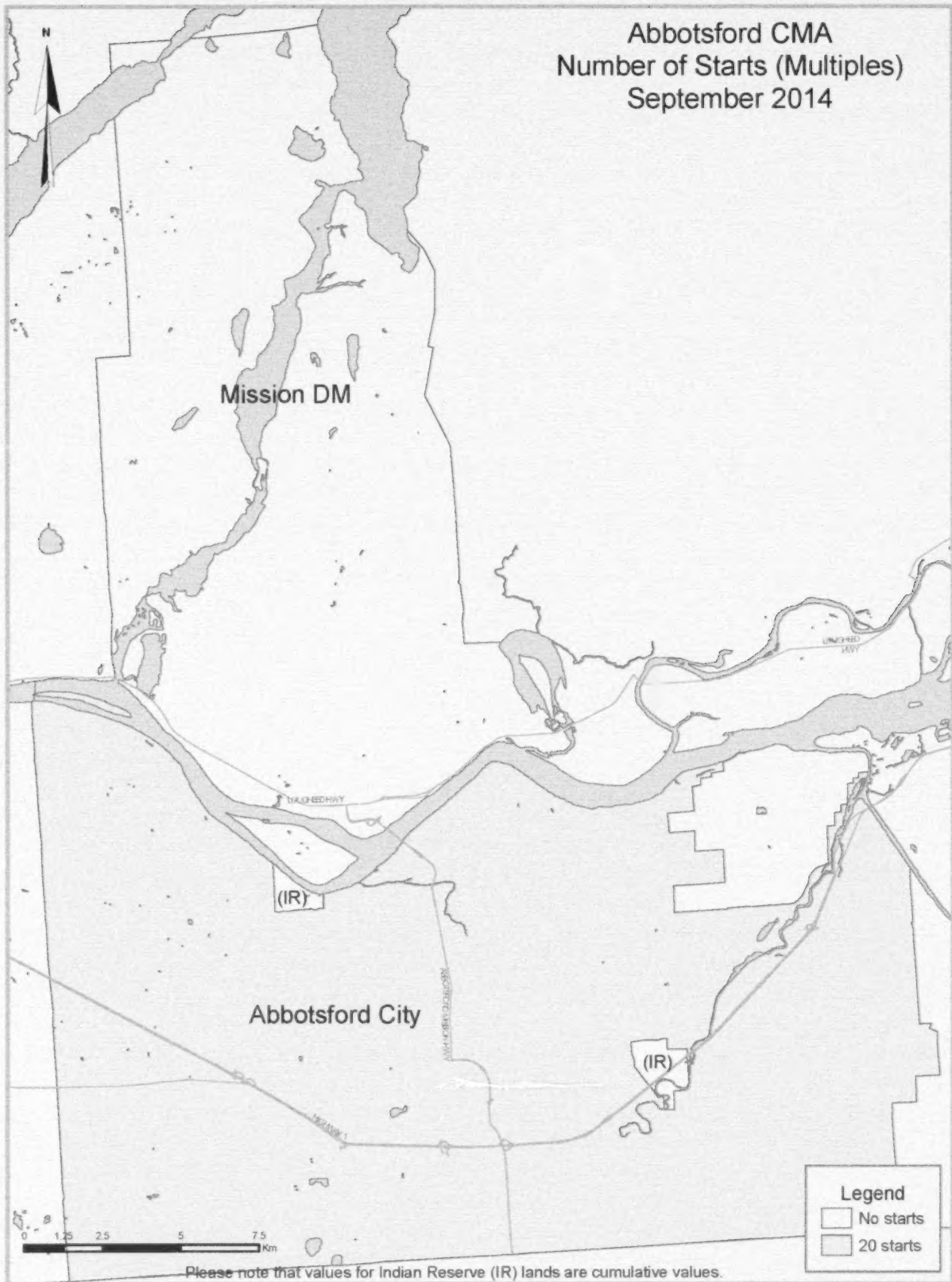


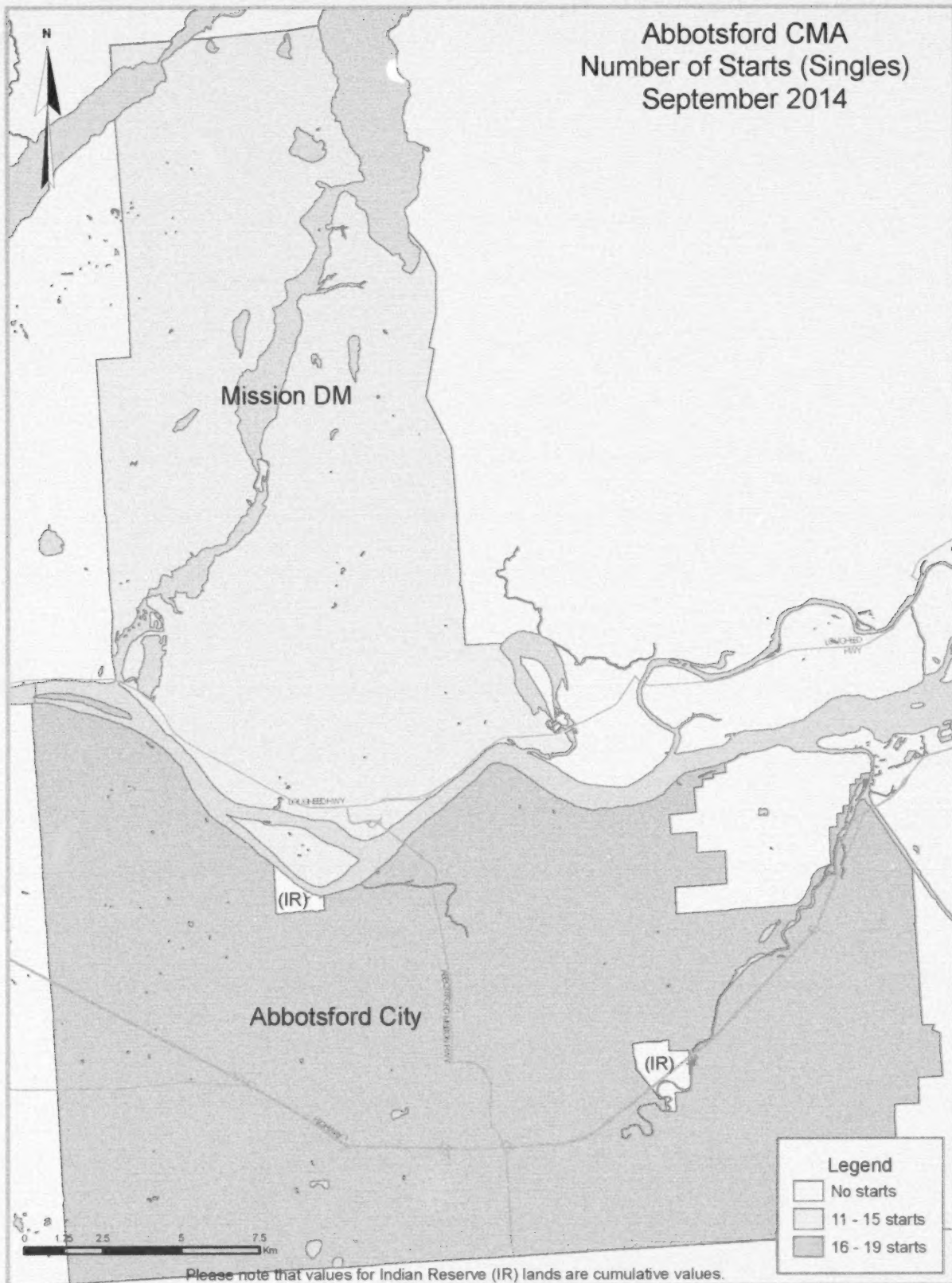


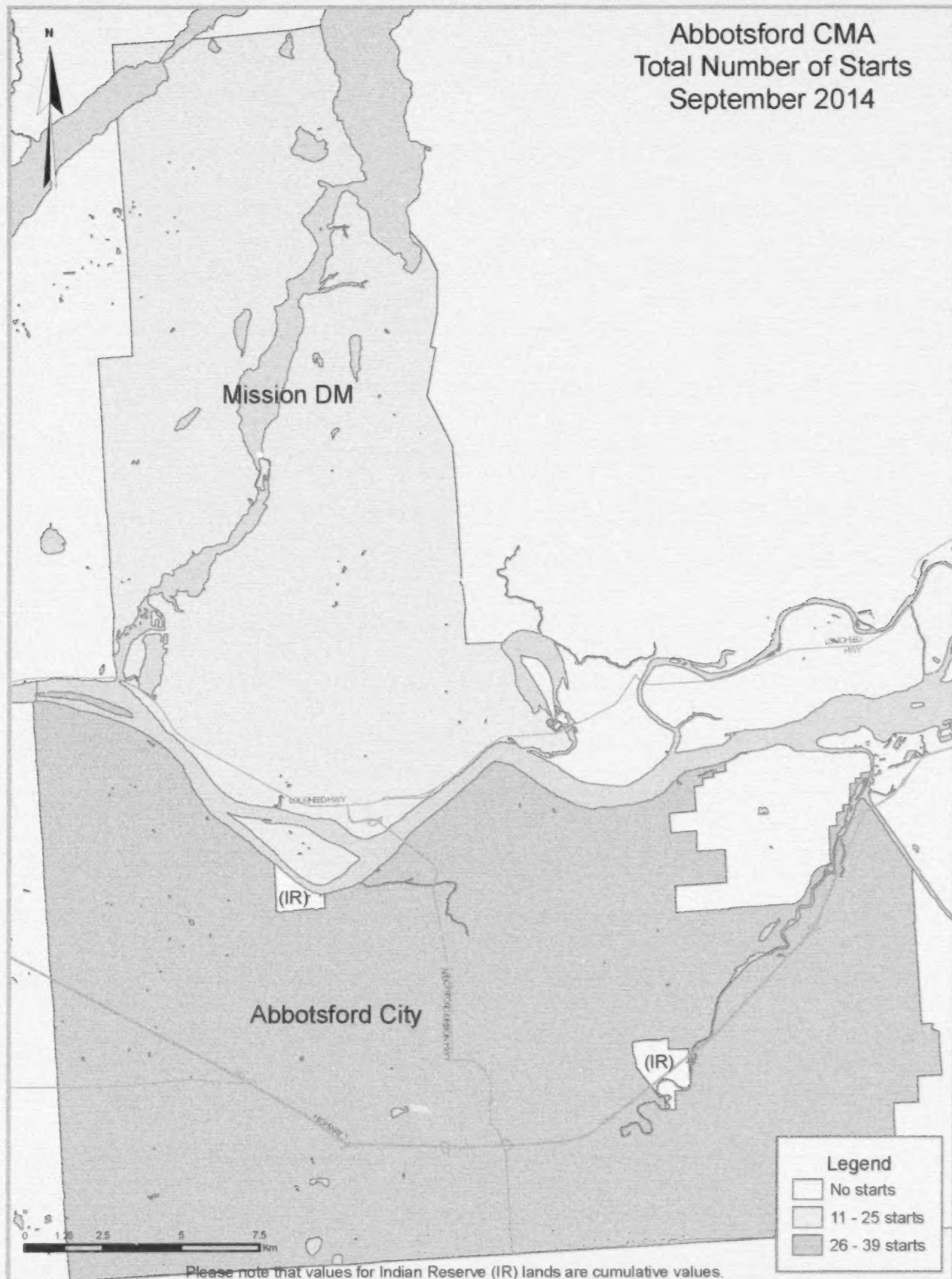


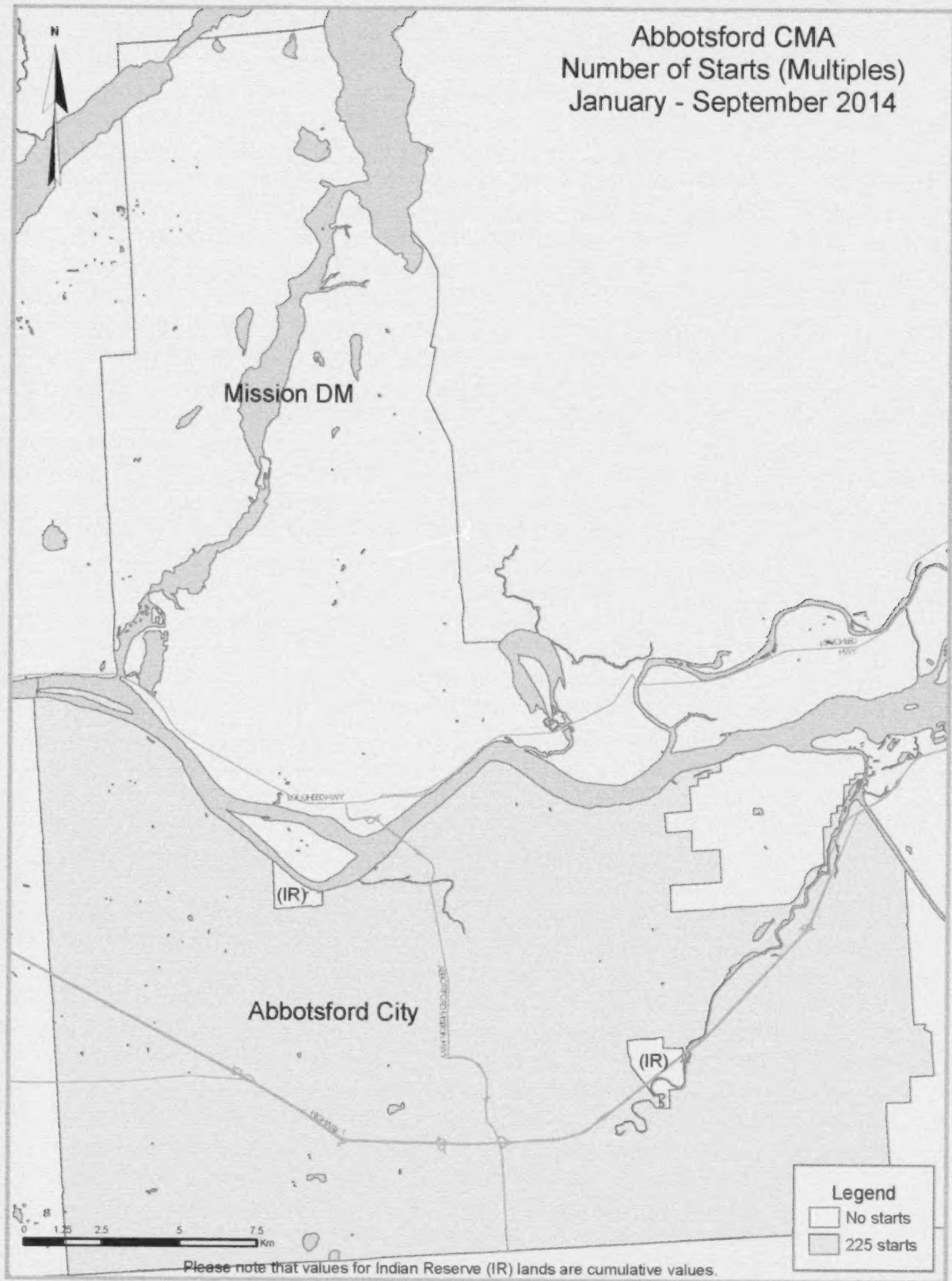


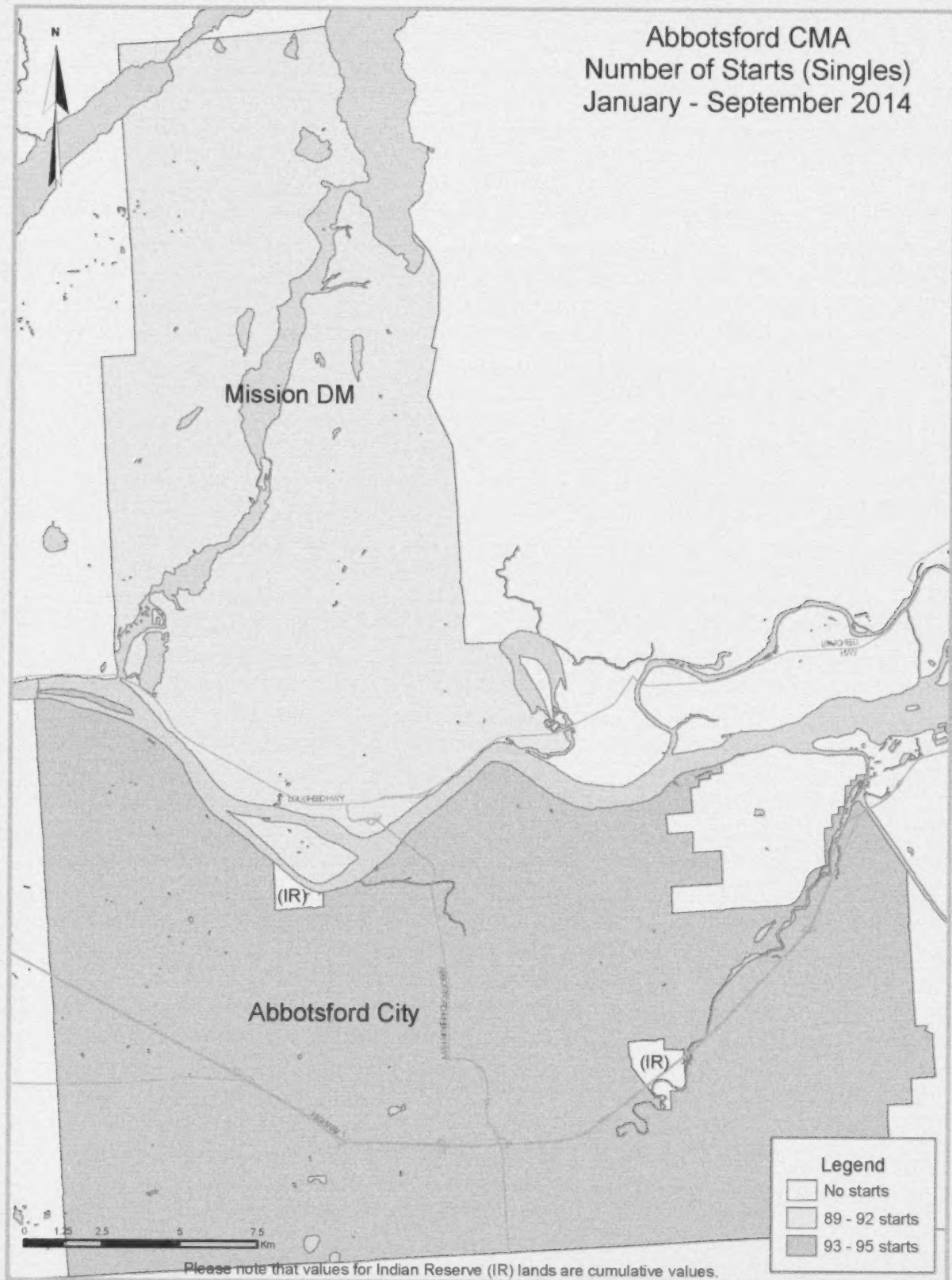


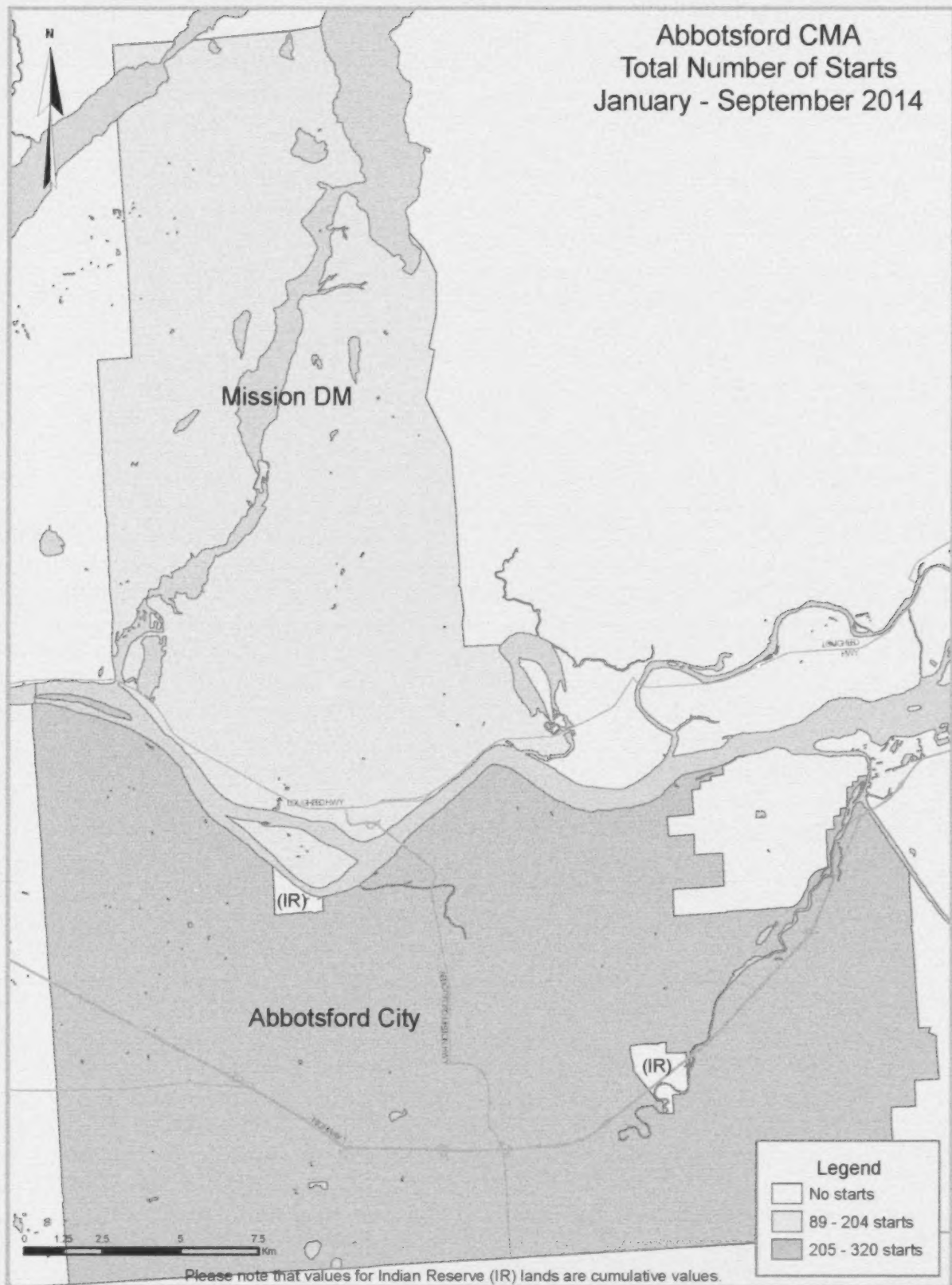












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)**September 2014**

Vancouver CMA¹	August 2014	September 2014
Trend ²	20,262	20,080
SAAR	26,641	19,451
	September 2013	September 2014
Actual		
September - Single-Detached	337	392
September - Multiples	1,393	1,245
September - Total	1,730	1,637
January to September - Single-Detached	2,964	3,228
January to September - Multiples	10,977	11,413
January to September - Total	13,941	14,641

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
September 2014

	Ownership						Rental		Total ^(*)
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2014	356	24	0	4	187	885	32	149	1,637
September 2013	302	26	0	5	315	753	30	299	1,730
% Change	17.9	-7.7	n/a	-20.0	-40.6	17.5	6.7	-50.2	-5.4
Year-to-date 2014	2,886	242	106	18	2,088	6,781	324	2,166	14,641
Year-to-date 2013	2,535	264	2	25	1,808	6,792	404	2,111	13,941
% Change	13.8	-8.3	516	-28.0	15.5	-0.2	-19.8	2.6	5.0
UNDER CONSTRUCTION									
September 2014	3,521	288	1	22	2,474	15,479	317	3,359	25,491
September 2013	3,514	358	25	21	1,945	14,138	399	2,748	23,148
% Change	0.2	-19.6	-96.0	4.8	27.2	9.5	-20.6	22.2	10.1
COMPLETIONS									
September 2014	321	22	0	3	102	558	42	176	1,224
September 2013	324	24	3	4	250	758	38	326	1,727
% Change	-0.9	-8.3	-100.0	-25.0	-59.2	-26.4	10.5	-46.0	-29.1
Year-to-date 2014	2,698	328	30	9	1,714	5,618	339	1,619	12,355
Year-to-date 2013	2,902	230	34	44	1,763	6,426	376	1,924	13,699
% Change	-7.0	42.6	-11.8	-79.5	-2.8	-12.6	-9.8	-15.9	-9.8
COMPLETED & NOT ABSORBED									
September 2014	1,079	96	9	7	530	1,481	n/a	n/a	3,202
September 2013	1,423	128	244	9	702	1,698	n/a	n/a	4,204
% Change	-24.2	-25.0	-96.3	-22.2	-24.5	-12.8	n/a	n/a	-23.8
ABSORBED									
September 2014	320	24	1	0	174	620	n/a	n/a	1,139
September 2013	282	19	12	7	278	701	n/a	n/a	1,299
% Change	13.5	26.3	-91.7	-100.0	-37.4	-11.6	n/a	n/a	-12.3
Year-to-date 2014	2,953	342	45	10	1,838	6,129	n/a	n/a	11,317
Year-to-date 2013	2,492	197	501	46	1,819	6,169	n/a	n/a	11,224
% Change	18.5	73.6	-91.0	-78.3	1.0	-0.6	n/a	n/a	0.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
September 2014	35	4	0	0	0	110	0	18	167
September 2013	25	4	0	0	0	115	0	0	144
Delta									
September 2014	14	0	0	0	13	58	0	9	94
September 2013	9	0	0	1	6	0	0	4	20
Langley									
September 2014	21	0	0	2	32	167	3	15	240
September 2013	33	0	0	4	8	0	2	20	67
Maple Ridge / Pitt Meadows									
September 2014	15	0	0	0	21	0	2	0	38
September 2013	10	0	0	0	4	0	0	0	14
New Westminster									
September 2014	6	0	0	0	0	63	0	0	69
September 2013	8	0	0	0	0	0	0	0	8
North Vancouver									
September 2014	11	2	0	0	4	0	0	2	19
September 2013	15	2	0	0	0	0	0	9	26
Richmond									
September 2014	36	4	0	2	12	0	0	7	61
September 2013	26	0	0	0	69	143	3	8	249
Surrey									
September 2014	68	2	0	0	101	0	0	38	209
September 2013	61	0	0	0	109	0	3	16	189
Tri-Cities									
September 2014	35	0	0	0	4	0	3	19	61
September 2013	18	0	0	0	64	0	0	12	94
University Endowment Lands									
September 2014	0	0	0	0	0	0	0	0	0
September 2013	0	0	0	0	0	0	0	0	0
Vancouver City									
September 2014	78	12	0	0	0	484	24	34	632
September 2013	82	20	0	0	33	408	22	229	794
West Vancouver									
September 2014	17	0	0	0	0	0	0	0	17
September 2013	9	0	0	0	8	0	0	0	17
White Rock									
September 2014	8	0	0	0	0	3	0	7	18
September 2013	5	0	0	0	14	87	0	1	107
Indian Reserves									
September 2014	0	0	0	0	0	0	0	0	0
September 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2014	356	24	0	4	187	885	32	149	1,637
September 2013	302	26	0	5	315	753	30	299	1,730

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt. + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt. + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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September 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
September 2014	300	76	0	0	212	2,793	0	108	3,489
September 2013	352	114	0	0	74	2,357	0	0	2,897
Delta									
September 2014	100	2	0	0	97	58	0	63	320
September 2013	83	56	0	1	8	101	3	33	285
Langley									
September 2014	178	12	0	7	357	343	3	74	974
September 2013	184	2	0	10	152	294	2	128	772
Maple Ridge / Pitt Meadows									
September 2014	146	8	0	0	167	482	4	0	807
September 2013	136	0	0	0	145	201	1	0	483
New Westminster									
September 2014	60	6	0	0	108	600	0	0	774
September 2013	48	4	0	0	85	709	0	0	846
North Vancouver									
September 2014	194	14	0	0	70	627	2	346	1,253
September 2013	170	6	8	1	7	798	4	118	1,112
Richmond									
September 2014	335	16	0	2	213	2,156	6	375	3,103
September 2013	286	4	14	3	233	1,645	10	121	2,316
Surrey									
September 2014	718	8	0	8	872	876	30	307	2,819
September 2013	637	6	0	0	832	887	33	182	2,577
Tri-Cities									
September 2014	291	6	0	5	262	1,602	5	173	2,344
September 2013	241	30	0	5	251	1,379	14	133	2,053
University Endowment Lands									
September 2014	16	0	0	0	0	105	0	94	215
September 2013	8	0	0	0	7	232	0	281	528
Vancouver City									
September 2014	805	138	1	0	84	5,626	261	1,760	8,675
September 2013	1,063	134	3	1	109	5,269	329	1,578	8,486
West Vancouver									
September 2014	218	2	0	0	24	111	0	0	355
September 2013	212	0	0	0	16	120	0	141	489
White Rock									
September 2014	82	0	0	0	8	100	5	58	253
September 2013	53	2	0	0	26	146	1	31	259
Indian Reserves									
September 2014	33	0	0	0	0	0	1	0	34
September 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2014	3,521	288	1	22	2,474	15,479	317	3,359	25,491
September 2013	3,514	358	25	21	1,945	14,138	399	2,748	23,148

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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September 2014

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
September 2014	16	8	0	0	0	301	0	1	326
September 2013	37	8	0	0	0	0	0	0	45
Delta									
September 2014	14	0	0	0	0	0	0	5	19
September 2013	8	2	0	0	0	0	0	3	13
Langley									
September 2014	24	0	0	1	30	0	1	67	123
September 2013	16	0	0	4	11	166	3	7	207
Maple Ridge / Pitt Meadows									
September 2014	15	0	0	0	0	0	0	0	15
September 2013	28	0	0	0	0	0	1	0	29
New Westminster									
September 2014	4	0	0	0	3	0	0	0	7
September 2013	2	0	0	0	6	0	0	25	33
North Vancouver									
September 2014	11	0	0	0	0	0	0	5	16
September 2013	14	2	0	0	0	0	0	6	22
Richmond									
September 2014	33	0	0	0	0	0	0	5	38
September 2013	17	0	0	0	54	336	0	85	492
Surrey									
September 2014	75	0	0	0	53	0	14	24	166
September 2013	73	0	0	0	135	88	5	20	321
Tri-Cities									
September 2014	10	2	0	0	0	133	0	8	153
September 2013	13	0	0	0	44	40	0	12	109
University Endowment Lands									
September 2014	0	0	0	0	0	0	0	0	0
September 2013	0	0	0	0	0	95	0	0	95
Vancouver City									
September 2014	91	12	0	2	16	124	27	53	325
September 2013	103	12	3	0	0	12	29	37	196
West Vancouver									
September 2014	14	0	0	0	0	0	0	0	14
September 2013	8	0	0	0	0	12	0	129	149
White Rock									
September 2014	7	0	0	0	0	0	0	7	14
September 2013	4	0	0	0	0	9	0	2	15
Indian Reserves									
September 2014	0	0	0	0	0	0	0	0	0
September 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2014	321	22	0	3	102	558	42	176	1,224
September 2013	324	24	3	4	250	758	38	326	1,727

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September 2014

	Ownership						Rental		Total ¹
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
September 2014	88	19	0	0	4	55	n/a	n/a	166
September 2013	119	41	0	0	38	107	n/a	n/a	305
Delta									
September 2014	22	2	0	1	10	25	n/a	n/a	60
September 2013	21	4	0	3	10	5	n/a	n/a	43
Langley									
September 2014	53	0	0	1	94	94	n/a	n/a	242
September 2013	73	2	8	0	38	166	n/a	n/a	287
Maple Ridge / Pitt Meadows									
September 2014	89	2	0	0	8	89	n/a	n/a	188
September 2013	116	2	0	0	46	130	n/a	n/a	294
New Westminster									
September 2014	8	0	0	0	13	108	n/a	n/a	129
September 2013	15	3	0	0	12	22	n/a	n/a	52
North Vancouver									
September 2014	44	3	2	0	25	218	n/a	n/a	292
September 2013	43	6	17	2	38	189	n/a	n/a	295
Richmond									
September 2014	160	4	0	3	59	161	n/a	n/a	387
September 2013	218	4	50	1	84	94	n/a	n/a	451
Surrey									
September 2014	177	0	0	0	243	320	n/a	n/a	740
September 2013	265	0	63	0	301	270	n/a	n/a	899
Tri-Cities									
September 2014	76	4	5	0	18	116	n/a	n/a	219
September 2013	60	9	16	1	53	265	n/a	n/a	404
University Endowment Lands									
September 2014	0	0	0	0	1	25	n/a	n/a	26
September 2013	0	0	0	0	2	35	n/a	n/a	37
Vancouver City									
September 2014	316	61	2	2	44	228	n/a	n/a	653
September 2013	454	55	82	2	72	351	n/a	n/a	1,016
West Vancouver									
September 2014	25	0	0	0	0	6	n/a	n/a	31
September 2013	26	2	0	0	4	0	n/a	n/a	32
White Rock									
September 2014	11	1	0	0	11	36	n/a	n/a	59
September 2013	6	0	6	0	4	64	n/a	n/a	80
Indian Reserves									
September 2014	0	0	0	0	0	0	n/a	n/a	0
September 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
September 2014	1,079	96	9	7	530	1,481	n/a	n/a	3,202
September 2013	1,423	128	244	9	702	1,698	n/a	n/a	4,204

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
September 2014	23	16	0	0	6	293	n/a	n/a	338
September 2013	28	5	0	0	5	24	n/a	n/a	62
Delta									
September 2014	7	0	0	0	1	8	n/a	n/a	16
September 2013	8	4	2	0	0	0	n/a	n/a	14
Langley									
September 2014	31	0	0	0	40	11	n/a	n/a	82
September 2013	12	0	0	7	13	64	n/a	n/a	96
Maple Ridge / Pitt Meadows									
September 2014	27	0	0	0	3	8	n/a	n/a	38
September 2013	28	0	0	0	6	16	n/a	n/a	50
New Westminster									
September 2014	5	0	0	0	5	11	n/a	n/a	21
September 2013	0	0	0	0	5	4	n/a	n/a	9
North Vancouver									
September 2014	5	0	0	0	0	3	n/a	n/a	8
September 2013	16	1	0	0	1	8	n/a	n/a	26
Richmond									
September 2014	34	0	0	0	8	17	n/a	n/a	59
September 2013	28	1	6	0	23	319	n/a	n/a	377
Surrey									
September 2014	60	0	0	0	96	20	n/a	n/a	176
September 2013	79	0	4	0	151	73	n/a	n/a	307
Tri-Cities									
September 2014	15	0	0	0	1	159	n/a	n/a	175
September 2013	9	3	0	0	60	67	n/a	n/a	139
University Endowment Lands									
September 2014	0	0	0	0	0	3	n/a	n/a	3
September 2013	0	0	0	0	1	90	n/a	n/a	91
Vancouver City									
September 2014	85	8	1	0	13	87	n/a	n/a	194
September 2013	60	5	0	0	11	22	n/a	n/a	98
West Vancouver									
September 2014	16	0	0	0	0	0	n/a	n/a	16
September 2013	8	0	0	0	0	12	n/a	n/a	20
White Rock									
September 2014	5	0	0	0	1	0	n/a	n/a	6
September 2013	5	0	0	0	2	2	n/a	n/a	9
Indian Reserves									
September 2014	0	0	0	0	0	0	n/a	n/a	0
September 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
September 2014	320	24	1	0	174	620	n/a	n/a	1,139
September 2013	282	19	12	7	278	701	n/a	n/a	1,299

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2004 - 2013

	Ownership						Rental		Total ^h
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	-15.3	12.2	-84.2	-8.8	1.9	-4.5	30.4	30.6	-1.7
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	% Change
Anmore	10	0	0	0	0	0	0	0	10	0	n/a
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	115	0	115	-100.0
Burnaby - North	9	13	0	0	0	0	4	0	13	13	0.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	2	2	0	0	0	110	0	113	2	***
Burnaby - Central Park	5	1	0	0	0	0	2	0	7	1	***
Burnaby - Remainder	20	9	2	4	0	0	12	0	34	13	161.5
Burnaby Total	35	25	4	4	0	0	128	115	167	144	16.0
Coquitlam	34	16	4	10	0	19	19	11	57	56	1.8
Delta - Tsawwassen	4	3	0	0	0	0	59	0	63	3	***
Delta - Ladner	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - North	10	6	0	6	13	0	8	4	31	16	93.8
Delta	14	10	0	6	13	0	67	4	94	20	***
Langley City	1	0	0	0	0	0	67	0	68	0	n/a
Langley District	25	39	0	0	32	8	115	20	172	67	156.7
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	14	9	0	0	17	4	0	0	31	13	138.5
New Westminster	6	8	0	0	0	0	63	0	69	8	***
North Vancouver City	0	6	2	2	4	0	2	2	8	10	-20.0
North Vancouver DM	11	9	0	0	0	0	0	7	11	16	-31.3
Pitt Meadows	3	1	0	0	4	0	0	0	7	1	***
Port Coquitlam	3	2	0	0	0	35	0	1	3	38	-92.1
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	38	29	10	6	6	63	7	151	61	249	-75.5
Surrey - South	17	19	6	4	28	31	5	3	56	57	-1.8
Surrey - Cloverdale	5	17	0	0	29	0	2	3	36	20	80.0
Surrey - North	31	22	0	0	40	55	19	8	90	85	5.9
Surrey - Guildford	2	0	0	0	0	19	1	0	3	19	-84.2
Surrey - Whalley	13	6	0	0	0	0	11	2	24	8	200.0
Surrey Total	68	64	6	4	97	105	38	16	209	189	10.6
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	22	118	22	118	-81.4
Vancouver - Downtown	0	0	0	0	0	0	253	192	253	192	31.8
Vancouver - Kitsilano	0	2	2	4	0	0	0	1	2	7	-71.4
Vancouver - False Creek	0	0	0	0	0	0	142	241	142	241	-41.1
Vancouver - Granville/Oak	1	2	2	0	0	0	0	1	3	3	0.0
Vancouver - Kerrisdale	8	6	0	0	0	0	13	0	21	6	***
Vancouver - Marpole	6	3	2	0	0	0	1	0	9	3	200.0
Vancouver - Eastside	38	63	2	12	0	0	17	43	57	118	-51.7
Vancouver - Mt. Pleasant	0	0	4	2	0	0	0	3	4	5	-20.0
Vancouver - Strath/Grand	1	0	0	2	0	0	0	32	1	34	-97.1
Vancouver - Westside	48	28	0	0	0	33	70	6	118	67	76.1
Vancouver Total	102	104	12	20	0	33	518	637	632	794	-20.4
West Vancouver	17	9	0	8	0	0	0	0	17	17	0.0
White Rock	8	5	0	0	0	14	10	88	18	107	-83.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	392	337	38	60	173	281	1,034	1,052	1,637	1,730	-5.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	19	10	0	0	0	0	0	0	19	10	90.0
Belcarra	3	0	0	0	0	0	0	0	3	0	n/a
Bowen Island	13	6	0	0	30	0	0	1	43	7	**
Burnaby - Mountain	0	0	0	0	26	0	158	167	184	167	10.2
Burnaby - North	65	51	4	0	0	0	59	607	128	658	-80.5
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	0	4	1	**
Burnaby - South & East	29	22	16	12	42	0	256	71	343	105	**
Burnaby - Central Park	34	18	8	10	0	60	92	544	134	632	-78.8
Burnaby - Remainder	145	88	58	22	69	0	381	0	653	110	**
Burnaby Total	275	180	86	44	137	60	948	1,389	1,446	1,673	-13.6
Coquitlam	277	237	44	56	67	114	1,090	627	1,478	1,034	42.9
Delta - Tsawwassen	19	20	0	0	0	0	64	2	83	22	**
Delta - Ladner	21	34	0	0	3	0	9	16	33	50	-34.0
Delta - North	58	30	18	64	72	0	51	26	199	120	65.8
Delta	98	84	18	64	75	0	124	44	315	192	64.1
Langley City	11	4	0	0	33	5	67	0	111	9	**
Langley District	157	186	16	0	366	171	346	360	885	717	23.4
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	148	149	24	4	87	100	144	75	403	328	22.9
New Westminster	44	47	2	6	82	82	404	0	532	135	**
North Vancouver City	30	28	10	10	24	0	363	460	427	498	-14.3
North Vancouver DM	81	81	0	0	46	0	255	44	382	125	**
Pitt Meadows	9	3	4	0	4	24	64	0	81	27	200.0
Port Coquitlam	18	36	6	2	114	107	89	114	227	259	-12.4
Port Moody	3	5	2	0	0	0	0	0	5	5	0.0
Richmond	293	197	28	22	81	194	1,796	602	2,198	1,015	116.6
Surrey - South	188	157	30	4	190	253	68	199	476	613	-22.3
Surrey - Cloverdale	115	74	6	14	224	142	96	134	441	364	21.2
Surrey - North	345	272	6	4	367	321	327	95	1,045	692	51.0
Surrey - Guildford	11	13	0	0	16	42	35	105	62	160	-61.3
Surrey - Whalley	87	78	0	0	0	4	186	255	273	337	-19.0
Surrey Total	746	594	42	22	797	762	712	788	2,297	2,166	6.0
University Endowment Lands	10	1	0	0	0	7	199	513	209	521	-59.9
Vancouver - West End	0	0	0	4	0	0	22	309	22	313	-93.0
Vancouver - Downtown	0	0	0	0	0	0	534	771	534	771	-30.7
Vancouver - Kitsilano	3	10	10	12	0	0	55	57	68	79	-13.9
Vancouver - False Creek	1	0	0	0	0	0	222	879	223	879	-74.6
Vancouver - Granville/Oak	7	9	8	4	0	0	58	7	73	20	**
Vancouver - Kerrisdale	30	48	0	0	0	0	56	3	86	51	68.6
Vancouver - Marpole	45	40	8	8	0	0	5	126	58	174	-66.7
Vancouver - Eastside	477	605	56	44	8	26	799	934	1,340	1,609	-16.7
Vancouver - Mt. Pleasant	0	1	12	22	9	0	168	89	189	112	68.8
Vancouver - Strath/Grand	5	4	4	14	5	3	137	330	151	351	-57.0
Vancouver - Westside	243	259	0	2	19	33	324	177	586	471	24.4
Vancouver Total	811	976	98	110	41	62	2,380	3,682	3,330	4,830	-31.1
West Vancouver	83	98	0	12	0	4	12	93	95	207	-54.1
White Rock	63	41	0	2	0	26	56	113	119	182	-34.6
Indian Reserves	34	0	0	0	0	0	0	0	34	0	n/a
Vancouver CMA	3,228	2,964	380	354	1,984	1,718	9,049	8,905	14,641	13,941	5.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	115	0	0
Burnaby - North	0	0	0	0	0	0	4	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	110	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	2	0
Burnaby - Remainder	0	0	0	0	0	0	12	0
Burnaby Total	0	0	0	0	110	115	18	0
Coquitlam	0	19	0	0	0	0	19	11
Delta - Tsawwassen	0	0	0	0	58	0	1	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	13	0	0	0	0	0	8	4
Delta	13	0	0	0	58	0	9	4
Langley City	0	0	0	0	67	0	0	0
Langley District	32	8	0	0	100	0	15	20
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	4	0	0	0	0	0	0
New Westminster	0	0	0	0	63	0	0	0
North Vancouver City	4	0	0	0	0	0	2	2
North Vancouver DM	0	0	0	0	0	0	0	7
Pitt Meadows	4	0	0	0	0	0	0	0
Port Coquitlam	0	35	0	0	0	0	0	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	6	63	0	0	0	143	7	8
Surrey - South	28	31	0	0	0	0	5	3
Surrey - Cloverdale	29	0	0	0	0	0	2	3
Surrey - North	40	55	0	0	0	0	19	8
Surrey - Guildford	0	19	0	0	0	0	1	0
Surrey - Whalley	0	0	0	0	0	0	11	2
Surrey Total	97	105	0	0	0	0	38	16
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	22	118	0	0
Vancouver - Downtown	0	0	0	0	253	0	0	192
Vancouver - Kitsilano	0	0	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	142	241	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	1
Vancouver - Kerrisdale	0	0	0	0	10	0	3	0
Vancouver - Marpole	0	0	0	0	0	0	1	0
Vancouver - Eastside	0	0	0	0	0	14	17	29
Vancouver - Mt. Pleasant	0	0	0	0	0	3	0	0
Vancouver - Strath/Grand	0	0	0	0	0	32	0	0
Vancouver - Westside	0	33	0	0	57	0	13	6
Vancouver Total	0	33	0	0	484	408	34	229
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	14	0	0	3	87	7	1
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	173	281	0	0	885	753	149	299

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	26	0	0	0	158	167	0	0
Burnaby - North	0	0	0	0	35	607	24	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	0
Burnaby - South & East	42	0	0	0	245	71	11	0
Burnaby - Central Park	0	60	0	0	76	544	16	0
Burnaby - Remainder	69	0	0	0	326	0	55	0
Burnaby Total	137	60	0	0	840	1,389	108	0
Coquitlam	67	114	0	0	931	522	159	105
Delta - Tsawwassen	0	0	0	0	58	0	6	2
Delta - Ladner	3	0	0	0	0	13	9	3
Delta - North	72	0	0	0	0	0	51	26
Delta	75	0	0	0	58	13	66	31
Langley City	33	5	0	0	67	0	0	0
Langley District	366	171	0	0	276	231	70	129
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	87	100	0	0	144	75	0	0
New Westminster	82	82	0	0	404	0	0	0
North Vancouver City	24	0	0	0	165	431	198	29
North Vancouver DM	46	0	0	0	141	0	114	44
Pitt Meadows	4	24	0	0	64	0	0	0
Port Coquitlam	114	107	0	0	84	98	5	16
Port Moody	0	0	0	0	0	0	0	0
Richmond	81	194	0	0	1,435	559	361	43
Surrey - South	190	253	0	0	42	179	26	20
Surrey - Cloverdale	224	142	0	0	68	112	28	22
Surrey - North	367	321	0	0	125	0	202	95
Surrey - Guildford	16	42	0	0	29	100	6	5
Surrey - Whalley	0	4	0	0	125	228	61	27
Surrey Total	797	762	0	0	389	619	323	169
University Endowment Lands	0	7	0	0	105	232	94	281
Vancouver - West End	0	0	0	0	22	123	0	186
Vancouver - Downtown	0	0	0	0	253	579	281	192
Vancouver - Kitsilano	0	0	0	0	55	38	0	19
Vancouver - False Creek	0	0	0	0	222	789	0	90
Vancouver - Granville/Oak	0	0	0	0	56	4	2	3
Vancouver - Kerrisdale	0	0	0	0	49	0	7	3
Vancouver - Marpole	0	0	0	0	0	117	5	9
Vancouver - Eastside	8	26	0	0	593	632	206	302
Vancouver - Mt. Pleasant	9	0	0	0	168	88	0	1
Vancouver - Strath/Grand	5	3	0	0	137	32	0	298
Vancouver - Westside	19	33	0	0	200	43	124	134
Vancouver Total	41	62	0	0	1,755	2,445	625	1,237
West Vancouver	0	4	0	0	12	93	0	0
White Rock	0	26	0	0	13	87	43	26
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,954	1,718	0	0	6,883	6,794	2,166	2,111

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market

September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013
Anmore	10	0	0	0	0	0	10	0
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	115	0	0	0	115
Burnaby - North	9	13	0	0	4	0	13	13
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	2	110	0	0	0	113	2
Burnaby - Central Park	5	1	0	0	2	0	7	1
Burnaby - Remainder	22	13	0	0	12	0	34	13
Burnaby Total	39	29	110	115	18	0	167	144
Coquitlam	31	16	4	29	22	11	57	56
Delta - Tsawwassen	4	3	58	0	1	0	63	3
Delta - Ladner	0	1	0	0	0	0	0	1
Delta - North	10	5	13	7	8	4	31	16
Delta	14	9	71	7	9	4	94	20
Langley City	1	0	67	0	0	0	68	0
Langley District	20	33	134	12	18	22	172	67
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	12	9	17	4	2	0	31	13
New Westminster	6	8	63	0	0	0	69	8
North Vancouver City	2	8	4	0	2	2	8	10
North Vancouver DM	11	9	0	0	0	7	11	16
Pitt Meadows	3	1	4	0	0	0	7	1
Port Coquitlam	3	2	0	35	0	1	3	38
Port Moody	1	0	0	0	0	0	1	0
Richmond	40	26	14	212	7	11	61	249
Surrey - South	19	19	32	35	5	3	56	57
Surrey - Cloverdale	5	15	29	0	2	5	36	20
Surrey - North	31	21	40	55	19	9	90	85
Surrey - Guildford	2	0	0	19	1	0	3	19
Surrey - Whalley	13	6	0	0	11	2	24	8
Surrey Total	70	61	101	109	38	19	209	189
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	22	118	0	0	22	118
Vancouver - Downtown	0	0	253	0	0	192	253	192
Vancouver - Kitsilano	2	6	0	0	0	1	2	7
Vancouver - False Creek	0	0	142	241	0	0	142	241
Vancouver - Granville/Oak	3	2	0	0	0	1	3	3
Vancouver - Kerrisdale	8	6	10	0	3	0	21	6
Vancouver - Marpole	8	3	0	0	1	0	9	3
Vancouver - Eastside	26	56	0	14	31	48	57	118
Vancouver - Mt. Pleasant	4	2	0	3	0	0	4	5
Vancouver - Strath/Grand	1	2	0	32	0	0	1	34
Vancouver - Westside	38	25	57	33	23	9	118	67
Vancouver Total	90	102	484	441	58	251	632	794
West Vancouver	17	9	0	8	0	0	17	17
White Rock	8	5	3	101	7	1	18	107
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	380	328	1,076	1,073	181	329	1,637	1,730

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market

January - September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	18	7	0	0	1	3	19	10
Belcarra	3	0	0	0	0	0	3	0
Bowen Island	13	6	0	0	0	1	43	7
Burnaby - Mountain	0	0	184	167	0	0	184	167
Burnaby - North	69	51	35	607	24	0	128	658
Burnaby - Lougheed Mall	2	1	0	0	2	0	4	1
Burnaby - South & East	43	34	289	71	11	0	343	105
Burnaby - Central Park	42	28	76	604	16	0	134	632
Burnaby - Remainder	203	110	395	0	55	0	653	110
Burnaby Total	359	224	979	1,449	108	0	1,446	1,673
Coquitlam	267	249	1,047	666	164	119	1,478	1,034
Delta - Tsawwassen	19	20	58	0	6	2	83	22
Delta - Ladner	20	31	3	13	10	6	33	50
Delta - North	58	81	90	13	51	26	199	120
Delta	97	132	151	26	67	34	315	192
Langley City	11	4	100	5	0	0	111	9
Langley District	161	158	643	417	81	142	885	717
Lion's Bay	2	1	0	0	0	0	2	1
Maple Ridge	151	147	249	179	3	2	403	328
New Westminster	46	51	486	84	0	0	532	135
North Vancouver City	40	32	189	431	198	35	427	498
North Vancouver DM	81	81	187	0	114	44	382	125
Pitt Meadows	13	3	68	24	0	0	81	27
Port Coquitlam	24	38	198	205	5	14	227	259
Port Moody	5	5	0	0	0	0	5	5
Richmond	295	193	1,538	772	365	50	2,198	1,015
Surrey - South	182	153	266	436	28	24	476	613
Surrey - Cloverdale	90	59	296	268	55	37	441	364
Surrey - North	334	254	494	323	217	115	1,045	692
Surrey - Guildford	11	13	45	142	6	5	62	160
Surrey - Whalley	87	78	125	232	61	27	273	337
Surrey Total	704	557	1,226	1,401	367	208	2,297	2,166
University Endowment Lands	10	1	105	239	94	281	209	521
Vancouver - West End	0	4	22	123	0	186	22	313
Vancouver - Downtown	0	0	253	579	281	192	534	771
Vancouver - Kitsilano	13	22	55	38	0	19	68	79
Vancouver - False Creek	1	0	222	789	0	90	223	879
Vancouver - Granville/Oak	14	11	56	4	3	5	73	20
Vancouver - Kerrisdale	28	41	49	0	9	10	86	51
Vancouver - Marpole	47	39	0	117	11	18	58	174
Vancouver - Eastside	337	404	603	656	400	549	1,340	1,609
Vancouver - Mt. Pleasant	12	23	177	88	0	1	189	112
Vancouver - Strath/Grand	110	18	40	35	1	298	151	351
Vancouver - Westside	198	209	219	76	169	186	586	471
Vancouver Total	760	771	1,696	2,505	874	1,554	3,330	4,830
West Vancouver	83	98	12	109	0	0	95	207
White Rock	58	43	13	113	48	26	119	182
Indian Reserves	33	0	0	0	1	0	34	0
Vancouver CMA	3,234	2,801	8,887	8,625	2,490	2,515	14,641	13,941

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	% Change
Anmore	3	0	0	0	0	0	0	0	3	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	1	0	0	0	0	1	0	5	1	**
Burnaby - Mountain	0	0	0	0	0	0	52	0	52	0	n/a
Burnaby - North	4	9	0	0	0	0	0	0	4	9	-55.6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	3	0	2	0	0	0	0	2	5	-60.0
Burnaby - Central Park	1	5	0	0	0	0	249	0	250	5	**
Burnaby - Remainder	9	20	8	6	0	0	1	0	18	26	-30.8
Burnaby Total	16	37	8	8	0	0	302	0	326	45	**
Coquitlam	7	11	0	0	0	44	139	52	146	107	36.4
Delta - Tsawwassen	2	0	0	0	0	0	1	0	3	0	n/a
Delta - Ladner	6	4	0	0	0	0	0	0	6	4	50.0
Delta - North	6	4	0	2	0	0	4	3	10	9	11.1
Delta	14	8	0	2	0	0	5	3	19	13	46.2
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	26	23	0	0	30	11	67	173	123	207	-40.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	15	28	0	0	0	0	0	0	15	28	-46.4
New Westminster	4	2	0	0	3	6	0	25	7	33	-78.8
North Vancouver City	1	4	0	2	0	0	0	2	1	8	-87.5
North Vancouver DM	10	10	0	0	0	0	5	4	15	14	7.1
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	2	1	0	0	0	0	2	0	4	1	**
Port Moody	1	1	2	0	0	0	0	0	3	1	200.0
Richmond	33	17	0	12	0	42	5	421	38	492	-92.3
Surrey - South	18	18	2	8	9	44	1	37	30	107	-72.0
Surrey - Cloverdale	27	12	0	0	16	54	2	1	45	67	-32.8
Surrey - North	39	29	0	2	26	13	16	65	81	109	-25.7
Surrey - Guildford	0	4	0	0	0	14	0	1	0	19	-100.0
Surrey - Whalley	5	15	0	0	0	0	5	4	10	19	-47.4
Surrey Total	89	78	2	10	51	125	24	108	166	321	-48.3
University Endowment Lands	0	0	0	0	0	0	0	95	0	95	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	2	1	2	0	0	0	6	0	10	1	**
Vancouver - False Creek	0	0	0	0	0	0	0	12	0	12	-100.0
Vancouver - Granville/Oak	2	3	2	2	0	0	18	0	22	5	**
Vancouver - Kerrisdale	3	8	0	0	0	0	0	0	3	8	-62.5
Vancouver - Marpole	8	4	2	2	0	0	3	1	13	7	85.7
Vancouver - Eastside	53	67	4	6	0	3	61	29	118	105	12.4
Vancouver - Mt. Pleasant	0	0	2	2	0	0	0	0	2	2	0.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	52	49	0	0	16	0	89	7	157	56	180.4
Vancouver Total	120	132	12	12	16	3	177	49	325	196	65.8
West Vancouver	14	8	0	0	0	0	0	141	14	149	-90.6
White Rock	7	4	0	0	0	0	7	11	14	15	-6.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	366	366	24	46	100	231	734	1,084	1,224	1,727	-29.1

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	15	9	0	0	0	0	0	0	15	9	66.7
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	10	10	0	0	0	0	1	0	11	10	10.0
Burnaby - Mountain	2	4	0	0	0	0	52	179	54	183	-70.5
Burnaby - North	97	52	8	2	0	4	18	203	123	261	-52.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6	0	6	-100.0
Burnaby - South & East	41	24	32	8	6	0	71	87	150	119	26.1
Burnaby - Central Park	23	13	20	0	60	0	591	245	694	258	169.0
Burnaby - Remainder	146	94	62	36	0	46	123	210	331	386	-14.2
Burnaby Total	309	187	122	46	66	50	855	930	1,352	1,213	11.5
Coquitlam	186	258	42	32	80	192	483	778	791	1,260	-37.2
Delta - Tsawwassen	23	38	0	2	0	0	92	2	115	42	173.8
Delta - Ladner	37	32	0	8	0	0	15	36	52	76	-31.6
Delta - North	38	35	62	36	0	0	33	27	133	98	35.7
Delta	98	105	62	46	0	0	140	65	300	216	38.9
Langley City	12	0	0	0	38	0	0	0	50	0	n/a
Langley District	189	248	2	2	215	161	377	425	783	836	-6.3
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	127	152	4	0	65	30	0	217	196	399	-50.9
New Westminster	43	31	2	6	61	23	379	25	485	85	**
North Vancouver City	35	38	4	16	4	20	397	137	440	211	108.5
North Vancouver DM	62	56	0	0	0	29	28	82	90	167	-46.1
Pitt Meadows	3	15	0	2	8	12	0	68	11	97	-88.7
Port Coquitlam	36	21	2	0	56	46	186	101	280	168	66.7
Port Moody	6	6	2	0	0	23	0	185	8	214	-96.3
Richmond	246	271	10	20	117	98	984	1,189	1,357	1,578	-14.0
Surrey - South	142	224	16	22	231	212	239	183	628	641	-2.0
Surrey - Cloverdale	82	101	20	4	169	192	22	21	293	318	-7.9
Surrey - North	305	306	8	6	423	437	114	360	850	1,109	-23.4
Surrey - Guildford	9	8	0	0	28	41	158	3	195	52	**
Surrey - Whalley	54	97	0	2	0	30	88	461	142	590	-75.9
Surrey Total	592	736	44	34	851	912	621	1,028	2,108	2,710	-22.2
University Endowment Lands	2	4	0	0	7	16	232	185	241	205	17.6
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,137	266	1,137	266	**
Vancouver - Kitsilano	11	5	14	12	0	0	161	11	186	28	**
Vancouver - False Creek	1	0	0	0	0	0	322	850	323	850	-62.0
Vancouver - Granville/Oak	14	8	10	4	4	9	26	37	54	58	-6.9
Vancouver - Kerrisdale	50	53	0	0	0	0	5	6	55	59	-6.8
Vancouver - Marpole	60	41	14	4	0	0	13	6	87	51	70.6
Vancouver - Eastside	487	606	42	54	32	68	410	1,118	971	1,846	-47.4
Vancouver - Mt. Pleasant	2	0	38	30	3	0	33	129	76	159	-52.2
Vancouver - Strath/Grand	11	4	14	0	6	24	36	19	67	47	42.6
Vancouver - Westside	322	310	2	0	16	0	231	75	571	385	48.3
Vancouver Total	958	1,027	134	104	61	101	2,374	2,517	3,527	3,749	-5.9
West Vancouver	79	84	0	6	0	0	156	141	235	231	1.7
White Rock	37	45	0	0	13	10	24	182	74	237	-68.8
Indian Reserves	0	0	0	0	0	0	0	103	0	103	-100.0
Vancouver CMA	3,046	3,304	430	314	1,642	1,723	7,237	8,358	12,355	13,699	-9.8

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market

September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	52	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	249	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	1	0
Burnaby Total	0	0	0	0	301	0	1	0
Coquitlam	0	44	0	0	133	40	6	12
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	4	3
Delta	0	0	0	0	0	0	5	3
Langley City	0	0	0	0	0	0	0	0
Langley District	30	11	0	0	0	166	67	7
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	3	6	0	0	0	0	0	25
North Vancouver City	0	0	0	0	0	0	0	2
North Vancouver DM	0	0	0	0	0	0	5	4
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	2	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	42	0	0	0	336	5	85
Surrey - South	9	44	0	0	0	36	1	1
Surrey - Cloverdale	16	54	0	0	0	0	2	1
Surrey - North	26	13	0	0	0	52	16	13
Surrey - Guildford	0	14	0	0	0	0	0	1
Surrey - Whalley	0	0	0	0	0	0	5	4
Surrey Total	51	125	0	0	0	88	24	20
University Endowment Lands	0	0	0	0	0	95	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	3	0	3	0
Vancouver - False Creek	0	0	0	0	0	12	0	0
Vancouver - Granville/Oak	0	0	0	0	17	0	1	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	3	1
Vancouver - Eastside	0	3	0	0	30	0	31	29
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	16	0	0	0	74	0	15	7
Vancouver Total	16	3	0	0	124	12	53	37
West Vancouver	0	0	0	0	0	12	0	129
White Rock	0	0	0	0	0	9	7	2
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	100	231	0	0	558	758	176	326

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	52	179	0	0
Burnaby - North	0	4	0	0	18	203	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6
Burnaby - South & East	6	0	0	0	71	87	0	0
Burnaby - Central Park	60	0	0	0	591	245	0	0
Burnaby - Remainder	0	46	0	0	122	210	1	0
Burnaby Total	66	50	0	0	854	924	1	6
Coquitlam	80	192	0	0	383	654	100	124
Delta - Tsawwassen	0	0	0	0	88	0	4	2
Delta - Ladner	0	0	0	0	13	32	2	4
Delta - North	0	0	0	0	0	0	33	27
Delta	0	0	0	0	101	32	39	33
Langley City	38	0	0	0	0	0	0	0
Langley District	215	161	0	0	231	332	146	93
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	65	30	0	0	0	217	0	0
New Westminster	61	23	0	0	379	0	0	25
North Vancouver City	4	20	0	0	381	89	16	48
North Vancouver DM	0	29	0	0	0	59	28	23
Pitt Meadows	8	12	0	0	0	68	0	0
Port Coquitlam	56	46	0	0	112	85	74	16
Port Moody	0	23	0	0	0	185	0	0
Richmond	117	80	0	18	868	926	116	263
Surrey - South	231	212	0	0	218	135	21	48
Surrey - Cloverdale	169	192	0	0	0	0	22	21
Surrey - North	423	437	0	0	0	148	114	212
Surrey - Guildford	28	41	0	0	155	0	3	3
Surrey - Whalley	0	30	0	0	62	432	26	29
Surrey Total	851	912	0	0	435	715	186	313
University Endowment Lands	7	16	0	0	232	185	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	918	156	219	110
Vancouver - Kitsilano	0	0	0	0	136	11	25	0
Vancouver - False Creek	0	0	0	0	322	703	0	147
Vancouver - Granville/Oak	4	9	0	0	24	7	2	30
Vancouver - Kerrisdale	0	0	0	0	0	0	5	6
Vancouver - Marpole	0	0	0	0	0	0	13	6
Vancouver - Eastside	32	68	0	0	84	677	326	441
Vancouver - Mt. Pleasant	3	0	0	0	32	129	1	0
Vancouver - Strath/Grand	6	24	0	0	34	7	2	12
Vancouver - Westside	16	0	0	0	77	0	154	75
Vancouver Total	61	101	0	0	1,627	1,690	747	827
West Vancouver	0	0	0	0	15	12	141	129
White Rock	13	10	0	0	0	158	24	24
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	1,642	1,705	0	18	5,618	6,434	1,619	1,924

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
September 2014

Submarket	Freehold		Condominium		Rental		Total ^a	
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013
Anmore	3	0	0	0	0	0	3	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	1	0	0	1	0	5	1
Burnaby - Mountain	0	0	52	0	0	0	52	0
Burnaby - North	4	9	0	0	0	0	4	9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	5	0	0	0	0	2	5
Burnaby - Central Park	1	5	249	0	0	0	250	5
Burnaby - Remainder	17	26	0	0	1	0	18	26
Burnaby Total	24	45	301	0	1	0	326	45
Coquitlam	7	11	133	84	6	12	146	107
Delta - Tsawwassen	2	0	0	0	1	0	3	0
Delta - Ladner	6	4	0	0	0	0	6	4
Delta - North	6	6	0	0	4	3	10	9
Delta	14	10	0	0	5	3	19	13
Langley City	0	0	0	0	0	0	0	0
Langley District	24	16	31	181	68	10	123	207
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	15	27	0	0	0	1	15	28
New Westminster	4	2	3	6	0	25	7	33
North Vancouver City	1	6	0	0	0	2	1	8
North Vancouver DM	10	10	0	0	5	4	15	14
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	2	1	0	0	2	0	4	1
Port Moody	3	1	0	0	0	0	3	1
Richmond	33	17	0	390	5	85	38	492
Surrey - South	18	18	11	88	1	1	30	107
Surrey - Cloverdale	18	7	16	54	11	6	45	67
Surrey - North	34	29	26	67	21	13	81	109
Surrey - Guildford	0	4	0	14	0	1	0	19
Surrey - Whalley	5	15	0	0	5	4	10	19
Surrey Total	75	73	53	223	38	25	166	321
University Endowment Lands	0	0	0	95	0	0	0	95
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	4	1	3	0	3	0	10	1
Vancouver - False Creek	0	0	0	12	0	0	0	12
Vancouver - Granville/Oak	3	5	17	0	2	0	22	5
Vancouver - Kerrisdale	3	8	0	0	0	0	3	8
Vancouver - Marpole	10	6	0	0	3	1	13	7
Vancouver - Eastside	37	55	30	0	51	50	118	105
Vancouver - Mt. Pleasant	2	2	0	0	0	0	2	2
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	44	41	92	0	21	15	157	56
Vancouver Total	103	118	142	12	80	66	325	196
West Vancouver	14	8	0	12	0	129	14	149
White Rock	7	4	0	9	7	2	14	15
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	343	351	663	1,012	218	364	1,224	1,727

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
September 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
September 2014	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	1	7.1	0	0.0	0	0.0	8	57.1	5	35.7	14	1,177,500	2,382,146
Year-to-date 2013	1	14.3	0	0.0	0	0.0	3	42.9	3	42.9	7	--	--
Belcarra													
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
September 2014	1	25.0	0	0.0	1	25.0	0	0.0	2	50.0	4	--	--
September 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2014	1	10.0	1	10.0	6	60.0	0	0.0	2	20.0	10	865,000	1,269,500
Year-to-date 2013	3	30.0	3	30.0	3	30.0	1	10.0	0	0.0	10	674,500	766,300
Burnaby													
September 2014	0	0.0	0	0.0	1	4.3	14	60.9	8	34.8	23	1,397,000	1,401,442
September 2013	0	0.0	0	0.0	6	21.4	15	53.6	7	25.0	28	1,203,600	1,285,420
Year-to-date 2014	0	0.0	2	0.6	51	16.0	205	64.3	61	19.1	319	1,223,000	1,279,401
Year-to-date 2013	1	0.6	6	3.7	42	25.6	84	51.2	31	18.9	164	1,164,000	1,210,398
Coquitlam													
September 2014	0	0.0	0	0.0	3	27.3	6	54.5	2	18.2	11	1,079,000	1,185,886
September 2013	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	--	--
Year-to-date 2014	2	1.2	13	7.6	100	58.5	50	29.2	6	3.5	171	933,333	992,623
Year-to-date 2013	2	0.9	48	21.7	116	52.5	49	22.2	6	2.7	221	855,000	906,980
Delta													
September 2014	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	--	--
September 2013	0	0.0	0	0.0	4	50.0	3	37.5	1	12.5	8	--	--
Year-to-date 2014	1	1.1	8	9.2	39	44.8	33	37.9	6	6.9	87	970,000	1,067,753
Year-to-date 2013	0	0.0	7	7.4	44	46.8	38	40.4	5	5.3	94	967,218	1,025,489
Langley City													
September 2014	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	2	25.0	5	62.5	1	12.5	0	0.0	8	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
September 2014	4	13.8	9	31.0	6	20.7	5	17.2	5	17.2	29	779,200	962,498
September 2013	11	57.9	4	21.1	1	5.3	0	0.0	3	15.8	19	588,616	773,331
Year-to-date 2014	24	12.0	87	43.5	48	24.0	23	11.5	18	9.0	200	716,643	882,183
Year-to-date 2013	77	36.7	47	22.4	34	16.2	20	9.5	32	15.2	210	689,950	914,612

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
September 2014	14	51.9	10	37.0	1	3.7	2	7.4	0	0.0	27	599,000	659,145
September 2013	19	70.4	5	18.5	2	7.4	1	3.7	0	0.0	27	568,900	614,608
Year-to-date 2014	83	53.9	55	35.7	9	5.8	7	4.5	0	0.0	154	593,700	631,056
Year-to-date 2013	113	76.9	26	17.7	7	4.8	1	0.7	0	0.0	147	549,900	565,966
New Westminster													
September 2014	0	0.0	1	20.0	2	40.0	2	40.0	0	0.0	5	--	--
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	1	2.3	12	27.9	17	39.5	12	27.9	1	2.3	43	846,000	898,813
Year-to-date 2013	4	9.8	15	36.6	18	43.9	4	9.8	0	0.0	41	761,300	801,515
North Vancouver City													
September 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
September 2013	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	1	2.6	13	33.3	25	64.1	39	1,584,112	1,589,116
Year-to-date 2013	0	0.0	0	0.0	1	5.9	12	70.6	4	23.5	17	1,450,000	1,466,318
North Vancouver DM													
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
September 2013	0	0.0	0	0.0	0	0.0	5	35.7	9	64.3	14	2,022,000	1,856,208
Year-to-date 2014	1	1.7	0	0.0	0	0.0	15	25.4	43	72.9	59	1,749,000	1,798,228
Year-to-date 2013	0	0.0	0	0.0	0	0.0	14	27.5	37	72.5	51	1,850,000	1,864,606
Pitt Meadows													
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	7	77.8	1	11.1	1	11.1	0	0.0	0	0.0	9	--	--
Port Coquitlam													
September 2014	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
September 2013	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	--	--
Year-to-date 2014	1	2.3	7	15.9	36	81.8	0	0.0	0	0.0	44	839,450	817,692
Year-to-date 2013	1	5.3	9	47.4	5	26.3	4	21.1	0	0.0	19	718,000	834,914
Port Moody													
September 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	2	28.6	3	42.9	2	28.6	7	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Richmond													
September 2014	0	0.0	0	0.0	2	5.9	8	23.5	24	70.6	34	1,676,500	1,855,735
September 2013	0	0.0	0	0.0	0	0.0	12	42.9	16	57.1	28	1,610,000	1,698,604
Year-to-date 2014	1	0.3	1	0.3	23	7.6	113	37.2	166	54.6	304	1,549,400	1,633,794
Year-to-date 2013	0	0.0	0	0.0	12	6.0	80	40.2	107	53.8	199	1,530,000	1,661,734

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

September 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
September 2014	6	10.0	19	31.7	22	36.7	11	18.3	2	3.3	60	794,500	948,785
September 2013	5	6.3	33	41.8	30	38.0	4	5.1	7	8.9	79	769,000	893,266
Year-to-date 2014	45	7.1	252	40.0	250	39.7	58	9.2	25	4.0	630	769,000	852,147
Year-to-date 2013	83	12.4	258	38.5	237	35.4	54	8.1	38	5.7	670	749,000	863,729
University Endowment Lands													
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Vancouver City													
September 2014	0	0.0	0	0.0	1	1.2	18	21.2	66	77.6	85	2,200,000	2,286,531
September 2013	0	0.0	0	0.0	3	5.0	16	26.7	41	68.3	60	1,877,500	2,240,097
Year-to-date 2014	0	0.0	5	0.7	15	2.0	223	29.9	504	67.5	747	2,045,000	2,348,821
Year-to-date 2013	0	0.0	3	0.5	27	4.9	204	37.3	313	57.2	547	1,681,000	2,035,489
West Vancouver													
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	3,368,500	3,909,856
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	79	100.0	79	3,388,000	3,799,647
Year-to-date 2013	1	1.3	0	0.0	0	0.0	2	2.7	72	96.0	75	3,900,000	3,959,111
White Rock													
September 2014	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
September 2013	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	5	15.2	8	24.2	20	60.6	33	1,600,000	1,746,403
Year-to-date 2013	0	0.0	1	2.4	2	4.8	19	45.2	20	47.6	42	1,497,000	1,629,804
Indian Reserves													
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
September 2014	26	8.1	39	12.2	47	14.7	71	22.2	137	42.8	320	1,337,000	1,656,557
September 2013	36	12.5	45	15.6	47	16.3	65	22.5	96	33.2	289	1,130,000	1,404,916
Year-to-date 2014	163	5.5	449	15.2	607	20.5	773	26.1	965	32.6	2,957	1,169,000	1,491,524
Year-to-date 2013	293	11.6	424	16.7	553	21.8	591	23.3	673	26.6	2,534	999,000	1,330,770

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
September 2014

Submarket	Sept 2014	Sept 2013	% Change	YTD 2014	YTD 2013	% Change
Anmore	--	--	n/a	2,382,146	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	1,269,500	766,300	65.7
Burnaby Total	1,401,442	1,285,420	9.0	1,279,401	1,210,398	5.7
Coquitlam	1,185,886	--	n/a	992,623	906,980	9.4
Delta	--	--	n/a	1,067,753	1,025,489	4.1
Langley City	--	--	n/a	--	--	n/a
Langley District	962,498	773,331	24.5	882,183	914,612	-3.5
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	659,145	614,608	7.2	631,056	565,966	11.5
New Westminster	--	--	n/a	898,813	801,515	12.1
North Vancouver City	--	--	n/a	1,589,116	1,466,318	8.4
North Vancouver DM	--	1,856,208	n/a	1,798,228	1,864,606	-3.6
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	817,692	834,914	-2.1
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,855,735	1,698,604	9.3	1,633,794	1,661,734	-1.7
Surrey Total	948,785	893,266	6.2	852,147	863,729	-1.3
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,286,531	2,240,097	2.1	2,348,821	2,035,489	15.4
West Vancouver	3,909,856	--	n/a	3,799,647	3,959,111	-4.0
White Rock	--	--	n/a	1,746,403	1,629,804	7.2
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,656,557	1,404,916	17.9	1,491,524	1,330,770	12.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver
September 2014

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ² (%)	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2013	January	1,374	-14.5	2,002	5,258	4,608	43.4	748,651	-0.5	743,142
	February	1,822	-29.2	1,893	5,010	4,602	41.1	760,976	-5.6	734,622
	March	2,373	-18.7	2,060	5,024	4,550	45.3	759,340	-0.3	740,128
	April	2,666	-6.0	2,067	6,049	4,365	47.4	739,587	0.6	728,953
	May	2,937	1.4	2,247	5,841	4,241	53.0	772,569	5.4	749,885
	June	2,668	11.3	2,383	5,038	4,494	53.0	762,861	8.8	762,633
	July	2,986	39.9	2,631	5,021	4,656	56.5	757,338	13.5	777,916
	August	2,557	53.1	2,736	4,315	4,777	57.3	784,567	8.2	781,373
	September	2,524	64.3	2,816	5,143	4,662	60.4	786,522	8.8	793,586
	October	2,698	37.0	2,642	4,487	4,779	55.3	775,542	5.3	768,751
	November	2,390	37.9	2,708	3,347	5,288	51.2	774,932	13.6	802,735
	December	1,990	69.9	2,800	1,943	5,453	51.3	785,574	14.9	824,738
2014	January	1,804	31.3	2,693	5,498	4,832	55.7	812,536	8.5	806,506
	February	2,570	41.1	2,635	4,860	4,561	57.8	846,978	11.3	810,512
	March	2,697	13.7	2,290	5,445	4,511	50.8	801,543	5.6	785,525
	April	3,090	15.9	2,636	6,118	4,892	53.9	801,171	8.3	795,798
	May	3,331	13.4	2,745	6,111	4,739	57.9	814,418	5.4	795,336
	June	3,452	29.4	2,898	5,518	4,832	60.0	796,714	4.4	803,287
	July	3,111	4.2	2,746	5,115	4,845	56.7	805,061	6.3	823,166
	August	2,820	10.3	2,965	4,036	4,757	62.3	802,763	2.3	802,549
	September	2,965	17.5	2,955	5,348	4,737	62.4	836,735	6.4	836,778
	October									
	November									
	December									
	Q3 2013	8,067	0.0		14,479			775,100	0.0	
	Q3 2014	8,896	10.3		14,499			814,889	5.1	
	YTD 2013	21,907	6.5		46,699			764,408	3.8	
	YTD 2014	25,840	18.0		48,049			812,394	6.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators

September 2014

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.4	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,272	6.9	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,276	6.9	65.7	893
	May	590	3.00	5.14	97.3	119.3	1,274	6.9	65.5	895
	June	590	3.14	5.14	97.1	119.0	1,272	6.5	65.0	898
	July	590	3.14	5.14	97.3	119.3	1,269	6.6	64.8	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.8	906
	September	601	3.14	5.34	97.0	119.6	1,268	6.8	64.7	911
	October	601	3.14	5.34	96.8	119.3	1,268	6.6	64.4	908
	November	601	3.14	5.34	96.6	119.0	1,270	6.5	64.4	905
	December	601	3.14	5.34	96.5	118.5	1,279	6.4	64.7	899
2014	January	595	3.14	5.24	96.4	118.7	1,290	6.3	65.1	898
	February	595	3.14	5.24	96.4	119.5	1,292	6.2	65.0	891
	March	581	3.14	4.99	96.3	120.3	1,294	5.9	64.8	887
	April	570	3.14	4.79	96.0	120.7	1,294	5.7	64.6	881
	May	570	3.14	4.79	95.8	121.2	1,300	5.5	64.6	879
	June	570	3.14	4.79	95.7	121.4	1,302	5.6	64.6	884
	July	570	3.14	4.79	95.5	121.2	1,304	5.7	64.7	889
	August	570	3.14	4.79	95.8	121.2	1,306	5.7	64.7	897
	September	570	3.14	4.79		121.2	1,312	5.8	64.9	901
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)**September 2014**

Abbotsford-Mission CMA¹	August 2014	September 2014
Trend ²	624	695
SAAR	633	571
	September 2013	September 2014
Actual		
September - Single-Detached	26	30
September - Multiples	104	20
September - Total	130	50
January to September - Single-Detached	147	184
January to September - Multiples	431	225
January to September - Total	578	409

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA

September 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2014	23	0	0	0	16	0	7	4	50
September 2013	22	0	0	0	0	102	4	2	130
% Change	4.5	n/a	n/a	n/a	n/a	-100.0	75.0	100.0	-61.5
Year-to-date 2014	163	0	0	0	55	146	21	24	409
Year-to-date 2013	136	0	0	0	71	102	11	258	578
% Change	19.9	n/a	n/a	n/a	-22.5	43.1	90.9	-90.7	-29.2
UNDER CONSTRUCTION									
September 2014	159	0	0	0	77	338	18	29	621
September 2013	134	0	0	0	77	102	11	257	581
% Change	18.7	n/a	n/a	n/a	0.0	**	63.6	-88.7	6.9
COMPLETIONS									
September 2014	14	0	0	0	0	0	2	2	18
September 2013	15	0	0	0	0	0	0	5	20
% Change	-6.7	n/a	n/a	n/a	n/a	n/a	n/a	-60.0	-10.0
Year-to-date 2014	140	0	0	0	45	0	16	250	451
Year-to-date 2013	134	0	0	0	77	0	3	50	264
% Change	4.5	n/a	n/a	n/a	-41.6	n/a	**	**	70.8
COMPLETED & NOT ABSORBED									
September 2014	44	0	0	0	40	0	n/a	n/a	84
September 2013	71	1	0	0	82	10	n/a	n/a	164
% Change	-38.0	-100.0	n/a	n/a	-51.2	-100.0	n/a	n/a	-48.8
ABSORBED									
September 2014	18	0	0	0	21	0	n/a	n/a	39
September 2013	20	0	0	0	0	8	n/a	n/a	28
% Change	-10.0	n/a	n/a	n/a	n/a	-100.0	n/a	n/a	39.3
Year-to-date 2014	163	1	0	0	91	10	n/a	n/a	265
Year-to-date 2013	179	3	6	0	38	19	n/a	n/a	245
% Change	-8.9	-66.7	-100.0	n/a	139.5	-47.4	n/a	n/a	8.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket

September 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
September 2014	14	0	0	0	16	0	5	4	39
September 2013	10	0	0	0	0	60	2	2	74
Mission DM									
September 2014	9	0	0	0	0	0	2	0	11
September 2013	12	0	0	0	0	42	2	0	56
Indian Reserves									
September 2014	0	0	0	0	0	0	0	0	0
September 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2014	23	0	0	0	16	0	7	4	50
September 2013	22	0	0	0	0	102	4	2	130
UNDER CONSTRUCTION									
Abbotsford City									
September 2014	91	0	0	0	77	296	7	29	500
September 2013	90	0	0	0	77	60	7	257	491
Mission DM									
September 2014	68	0	0	0	0	42	11	0	121
September 2013	44	0	0	0	0	42	4	0	90
Indian Reserves									
September 2014	0	0	0	0	0	0	0	0	0
September 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2014	159	0	0	0	77	338	18	29	621
September 2013	134	0	0	0	77	102	11	257	581
COMPLETIONS									
Abbotsford City									
September 2014	7	0	0	0	0	0	1	2	10
September 2013	10	0	0	0	0	0	0	5	15
Mission DM									
September 2014	7	0	0	0	0	0	1	0	8
September 2013	5	0	0	0	0	0	0	0	5
Indian Reserves									
September 2014	0	0	0	0	0	0	0	0	0
September 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2014	14	0	0	0	0	0	2	2	18
September 2013	15	0	0	0	0	0	0	5	20

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket

September 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Abbotsford City									
September 2014	26	0	0	0	40	0	n/a	n/a	66
September 2013	49	0	0	0	82	10	n/a	n/a	141
Mission DM									
September 2014	18	0	0	0	0	0	n/a	n/a	18
September 2013	22	1	0	0	0	0	n/a	n/a	23
Indian Reserves									
September 2014	0	0	0	0	0	0	n/a	n/a	0
September 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
September 2014	44	0	0	0	40	0	n/a	n/a	84
September 2013	71	1	0	0	82	10	n/a	n/a	164
ABSORBED									
Abbotsford City									
September 2014	9	0	0	0	21	0	n/a	n/a	30
September 2013	13	0	0	0	0	8	n/a	n/a	21
Mission DM									
September 2014	9	0	0	0	0	0	n/a	n/a	9
September 2013	7	0	0	0	0	0	n/a	n/a	7
Indian Reserves									
September 2014	0	0	0	0	0	0	n/a	n/a	0
September 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
September 2014	18	0	0	0	21	0	n/a	n/a	39
September 2013	20	0	0	0	0	8	n/a	n/a	28

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	186	0	0	0	91	192	15	265	749
% Change	-14.3	-100.0	n/a	n/a	3.4	**	114.3	**	101.9
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	% Change
Abbotsford City	19	12	0	0	16	0	4	62	39	74	-47.3
Mission DM	11	14	0	0	0	0	0	42	11	56	-80.4
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	30	26	0	0	16	0	4	104	50	130	-61.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	95	94	2	0	53	71	170	318	320	483	-33.7
Mission DM	89	53	0	0	0	0	0	42	89	95	-6.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	184	147	2	0	53	71	170	360	409	578	-29.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013
Abbotsford City	16	0	0	0	0	60	4	2
Mission DM	0	0	0	0	0	42	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	16	0	0	0	0	102	4	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	53	71	0	0	146	60	24	258
Mission DM	0	0	0	0	0	42	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	53	71	0	0	146	102	24	258

Table 2.4: Starts by Submarket and by Intended Market
September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013
Abbotsford City	14	10	16	60	9	4	39	74
Mission DM	9	12	0	42	2	2	11	56
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	23	22	16	102	11	6	50	130

Table 2.5: Starts by Submarket and by Intended Market
January - September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	88	87	201	131	31	265	320	483
Mission DM	75	49	0	42	14	4	89	95
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	163	136	201	173	45	269	409	578

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	% Change
Abbotsford City	8	10	0	0	0	0	2	5	10	15	-33.3
Mission DM	8	5	0	0	0	0	0	0	8	5	60.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	16	15	0	0	0	0	2	5	18	20	-10.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	88	90	0	0	45	77	250	50	383	217	76.5
Mission DM	68	47	0	0	0	0	0	0	68	47	44.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	156	137	0	0	45	77	250	50	451	264	70.8

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013
Abbotsford City	0	0	0	0	0	0	2	5
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	0	0	2	5

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	45	77	0	0	0	0	250	50
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	45	77	0	0	0	0	250	50

Table 3.4: Completions by Submarket and by Intended Market
September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013
Abbotsford City	7	10	0	0	3	5	10	15
Mission DM	7	5	0	0	1	0	8	5
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	14	15	0	0	4	5	18	20

Table 3.5: Completions by Submarket and by Intended Market
January - September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	79	90	45	77	259	50	383	217
Mission DM	61	44	0	0	7	3	68	47
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	140	134	45	77	266	53	451	264

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
September 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
September 2014	0	0.0	2	22.2	4	44.4	2	22.2	1	11.1	9	--	--
September 2013	0	0.0	1	7.7	7	53.8	2	15.4	3	23.1	13	645,900	658,015
Year-to-date 2014	3	3.2	17	18.1	48	51.1	9	9.6	17	18.1	94	599,900	634,625
Year-to-date 2013	7	5.6	29	23.2	58	46.4	20	16.0	11	8.8	125	610,900	614,820
Mission DM													
September 2014	2	22.2	6	66.7	1	11.1	0	0.0	0	0.0	9	--	--
September 2013	4	57.1	3	42.9	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2014	30	43.5	29	42.0	9	13.0	1	1.4	0	0.0	69	458,900	468,996
Year-to-date 2013	11	20.4	39	72.2	3	5.6	1	1.9	0	0.0	54	466,900	476,069
Indian Reserves													
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
September 2014	2	11.1	8	44.4	5	27.8	2	11.1	1	5.6	18	520,000	540,210
September 2013	4	20.0	4	20.0	7	35.0	2	10.0	3	15.0	20	597,450	576,680
Year-to-date 2014	33	20.2	46	28.2	57	35.0	10	6.1	17	10.4	163	559,900	564,512
Year-to-date 2013	18	10.1	68	38.0	61	34.1	21	11.7	11	6.1	179	563,084	572,962

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
September 2014

Submarket	Sept 2014	Sept 2013	% Change	YTD 2014	YTD 2013	% Change
Abbotsford City	--	658,015	n/a	634,625	614,820	3.2
Mission DM	--	--	n/a	468,996	476,069	-1.5
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	540,210	576,680	-6.3	564,512	572,962	-1.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
September 2014

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ² (%)	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2013	January	576	-23.1	895	2,378	2,174	41.2	434,876	-7.4	458,261
	February	867	-27.4	949	2,224	2,169	43.8	470,600	-6.7	472,525
	March	1,039	-21.3	1,002	2,439	2,117	47.3	483,157	1.8	479,609
	April	1,276	-6.4	988	2,665	2,117	46.7	495,670	-1.1	478,113
	May	1,292	-14.5	1,011	2,855	2,201	45.9	499,852	3.1	485,188
	June	1,258	-9.4	1,059	2,298	2,156	49.1	499,672	-0.8	480,580
	July	1,382	3.8	1,114	2,455	2,134	52.2	500,668	4.4	494,272
	August	1,209	20.1	1,190	2,104	2,237	53.2	482,006	-0.2	481,400
	September	1,078	36.3	1,201	2,154	2,125	56.5	491,766	-0.7	490,222
	October	1,183	20.2	1,188	1,993	2,024	58.7	488,209	2.5	494,046
	November	920	9.5	1,121	1,523	2,309	48.5	519,967	17.6	540,560
	December	815	35.4	1,177	876	2,201	53.5	485,956	6.0	497,623
2014	January	729	26.6	1,143	2,376	2,252	50.8	491,415	13.0	519,788
	February	1,044	20.4	1,134	2,351	2,275	49.8	524,435	11.4	519,394
	March	1,195	15.0	1,074	2,524	2,261	47.5	505,698	4.7	502,163
	April	1,396	9.4	1,196	2,877	2,242	53.3	504,550	1.8	492,513
	May	1,546	19.7	1,257	2,903	2,303	54.6	536,186	7.3	516,405
	June	1,598	27.0	1,236	2,677	2,324	53.2	516,798	3.4	500,110
	July	1,526	10.4	1,228	2,377	2,144	57.3	503,722	0.6	500,989
	August	1,231	1.8	1,269	2,156	2,301	55.1	528,939	9.7	526,382
	September	1,344	24.7	1,365	2,529	2,319	58.9	520,477	5.8	517,753
	October									
	November									
	December									
	Q3 2013	3,669	17.2		6,713			491,903	1.5	
	Q3 2014	4,101	11.8		7,062			516,783	5.1	
	YTD 2013	9,977	-6.4		21,572			488,339	-0.2	
	YTD 2014	11,609	16.4		22,770			515,852	5.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
September 2014

		Interest Rates			NHPI Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	96.1	117.1	93	7.2	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.1	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.2	68.0	810
	April	590	3.00	5.14	96.0	117.2	92	7.8	68.1	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.2	783
	June	590	3.14	5.14	95.7	117.6	93	8.3	69.3	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.8	773
	September	601	3.14	5.34	95.6	118.1	95	7.8	69.5	780
	October	601	3.14	5.34	95.4	117.7	95	7.9	69.7	798
	November	601	3.14	5.34	95.2	117.4	94	7.5	69.0	801
	December	601	3.14	5.34	95.1	117.0	94	7.9	69.1	801
2014	January	595	3.14	5.24	95.0	117.1	92	8.0	67.8	800
	February	595	3.14	5.24	95.0	118.0	92	8.5	67.5	808
	March	581	3.14	4.99	94.9	118.6	91	8.2	66.9	811
	April	570	3.14	4.79	94.6	119.0	93	7.8	67.7	805
	May	570	3.14	4.79	94.4	119.7	93	7.5	67.6	800
	June	570	3.14	4.79	94.3	119.8	92	7.6	66.9	805
	July	570	3.14	4.79	94.2	119.6	90	8.1	65.9	820
	August	570	3.14	4.79	94.4	119.6	89	8.4	64.9	830
	September	570	3.14	4.79		119.5	88	8.1	64.0	825
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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